

# City of Detroit

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## CITY PLANNING COMMISSION

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September 28, 2004

### HONORABLE CITY COUNCIL

**RE: Petition of Perfecting Church to rezone property generally bounded by Woodward Avenue, Bryson, Bauman and Larchwood Avenue from B4 (General Business District) and R2 (Two-Family Residential District) zoning classifications to a PD (Planned Development District) zoning classification for the construction of a church, administration building and a parking structure (RECOMMEND APPROVAL)**

Perfecting Church is requesting the rezoning of property bounded by Woodward, Bryson, Bauman and Larchwood from B4 and R2 to PD in order to construct a church, administration building, and parking structure on the approximately 12 acre site. This would comprise the first phase of the church's proposed comprehensive redevelopment of the general area.

### PROPOSED DEVELOPMENT

Perfecting Church is proposing to construct a three-phase development that would include a church, an office building, and parking structure in the first phase. The second phase would entail the development of approximately 60 townhouses, which would be located north of phase one, bounded by Bauman, Bryson, and Carmel. The third and final phase includes the development of housing east of Bauman. The area that is the subject of the rezoning request includes the entire site for the first phase.

#### *Church Edifice*

The centerpiece of the development, the church edifice, would front on Woodward Avenue and contain a brick paved walkway spanning 80 feet from Woodward up to the building. A fountain would be located within the walkway midway between Woodward and the ceremonial entrance door.

The major vehicular access points would be provided from Bryson on the north end of the campus and Larchwood on the south end. Two access driveways would be provided off Larchwood linking to a 22 space surface parking lot. A circular drive including pick-up and drop-off lanes would also be located off Bryson, complimented with three (3) flagpoles.

The church edifice would contain 158,550 gross square feet and would be 3 stories in height. The amenities would include a fellowship hall, coffee shop, bookstore, and nursery. The sanctuary would contain approximately 4,236 seats, a choir stand, orchestra area, and gallery. Additional facilities include administrative offices, conference rooms and a 470-seat chapel with a retractable movie screen.

Building materials would include reddish colored face brick with rectangular glass windows that would be accented by pre-cast concrete panels, aluminum doors and windows.

The signature steeple, located in the center of the ceremonial entrance, would consist of large rectangular shaped glass windows and metal stud steel framing with a crème colored stucco finish. Three crosses, sized over three stories in height, would complete the steeple. A variety of trees, shrubs, flowers, and green spaces would be dispersed throughout the campus area.

The church monument sign would be located along Woodward Avenue to the northwest of the church edifice. The sign would be comprised of a 4-foot high by 12-foot wide brick base holding a 13.5-foot high sign. The sign would include an 8-foot wide by 3-foot high electronic marquee and one-foot high letters made of backlit Plexiglas. The top of the sign would have the signature cross, similar to the steeple. The entire campus development would be illuminated with 16-foot high light poles, small floodlights, and 42-inch high bollard lighting fixtures.

#### *Administration Building*

The administration building is the second piece of the campus development. The building would contain three floors with 35,790 gross square feet. The main entrance would be oriented toward Bryson Street and would be accessible from the circular drive drop-off area. A system of brick paved sidewalks would also link the building to the church and the adjacent surface parking lots. The surface parking lots in the rear of the building would provide 50 spaces.

A reconfigured Bryson Street would provide access to the building and the proposed parking structure. In addition, two vehicular access driveways located off Bryson would lead to the surface parking lots. A variety of shrubs, trees, and flowers would be planted around the perimeter of the building. Reddish colored brick with pre-cast concrete panels and rectangular glass windows would be used for the exterior of the administration building.

Amenities would include a television studio headquarter offices for church departments, conference rooms, a dining room, and a kitchen. Other facilities would include an exercise room, executive offices, and a mailroom. The first floor would provide an interior two-car garage and grounds maintenance garage on the east side of the building.

In addition, a skywalk would be provided from the second floor of the administration building to the second floor of the church edifice, located just above the proposed bookstore. The exterior of the skywalk would consist of the same reddish colored brick material that would complement the church and the administration building. Pedestrian walkways outside of the building would also be constructed to provide access to the church edifice and the parking garage.

#### *Parking Structure*

The four story parking structure, which would abut the church building, would provide 1,079 spaces. Auxiliary surface parking lots, located in the southeast corner of the campus behind the parking structure, would provide 80 spaces. The structure would consist of brick wall panels with long rectangular open spaces.

Pedestrian access would be provided outside of the structure with a series of sidewalks. There would be internal pedestrian access to the structure from the main church building lobby from the first floor of the structure. Three vehicular access driveways would be provided to the structure. Two vehicular driveways would be located off Larchwood and one would be located from Bryson Street. A cul-de-sac would be constructed off Penrose to accommodate the existing residential structure located on the north side of Penrose in the Phase II development area.

### **EXISTING CONDITIONS**

The site of the proposed rezoning is comprised of scattered vacant structures and vacant land. Commercial structures are located along the Woodward Avenue frontage, which is zoned B4. The property located at 19200 Woodward Avenue is the only property that has not been acquired by the petitioner. Negotiations are still taking place with the owner. The remaining portion of the subject property contains vacant land and two (2) housing structures that are zoned R2. The residential structure will not be acquired and will remain a part of the Phase II development area.

### **SURROUNDING ZONING AND LAND USES**

The zoning classifications and land uses surrounding the proposed development are as follows:

- North: R2 (Two-Family Residential District) –single-family residential structures, the site of the Original New Grace Missionary Baptist Church and its proposed new housing development.
- South: B4 (General Business District) – commercial structures along Seven Mile Road, including a McDonald's restaurant and a newly constructed motor vehicle filling station.
- East: R2 (Two-Family Residential District) – single-family residential structures and vacant land.

West: R1 (Single Family Residential District) - single-family residential (Palmer Woods)

## **PUBLIC HEARING RESULTS**

Six (6) persons spoke at the Planning Commission's public hearing on this matter. Three (3) persons who own business property in the area expressed support. A representative of the owner of a property in the phase two area of Perfecting Church's plans expressed opposition to the proposed rezoning, stating that the proposed development would arbitrarily and unreasonably change the residential nature of the area and diminish the value of his client's property. A representative of the 12<sup>th</sup> Precinct Neighborhood Coalition asked several questions, which were responded to by the developer.

## **ANALYSIS**

The scope of the proposed development is large; however, it is sited and is scaled in such a way that it will not appear overwhelming compared to the existing and proposed uses in the area. The plans include ample landscaping and sufficient pedestrian features that should provide a safe and pleasant campus atmosphere.

The proposed development appears to include adequate parking and loading areas that are more than generally required by the Zoning Ordinance. The site also appears to provide sufficient vehicular and pedestrian access to the church, administration building, and parking garage. Therefore, the amount of persons and vehicles that would be attracted to the site by facilities of the size proposed should not have a negative impact on the surrounding neighborhoods and businesses. The site's primary access point is off Woodward, which is a wide major thoroughfare, so there should be more than enough capacity to accommodate the traffic.

The proposed development is located in the North Sector and the State Fair Subsector of the Master Plan of Policies. According to the Master Plan, the proposed land use designations are MUR (Mixed Use Residential) along Woodward and RLM (Low-Medium Density Residential) within the core of the area. The Planning and Development Department (P&DD) has determined that the proposed development is not consistent with the Master Plan and has submitted a request to amend the Master Plan accordingly. However, the Coordinated Planning Act requires that adjacent cities and the County have an opportunity to review proposed Master Plan amendments prior to approved by local governing bodies. Upon the completion of the review process, the amendment can be considered for approval.

## CONCLUSION

As proposed, the first phase of the Perfecting Church development complies with the requirements of parking and loading in the current Zoning Ordinance. Furthermore, the petitioner has fulfilled the requirements of the Traffic Engineering Division and other pertinent officials regarding access to and around the proposed development.

Moreover, the surrounding area is on the brink of changing dramatically with plans for upscale retail and new residential homes to the north, as well as proposed developments at the State Fair Grounds. The proposed development would complement the future development of the area as well as provide a catalyst for development to occur south of Seven Mile Road.

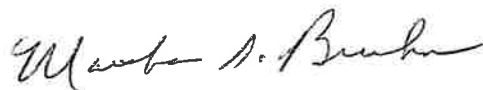
## RECOMMENDATION

The City Planning Commission voted on July 15, 2004 to recommend approval of the proposed rezoning with the understanding that the Detroit Master Plan of Policies will be amended so that the future land use designation for the subject area in the Plan is consistent with the proposed development, and with the condition that final site, landscape, signage plans, and elevations will be submitted to City Planning Commission staff for review and approval prior to the issuance of applicable permits.

The appropriate amendatory ordinance is attached for Your consideration.

Respectfully submitted,

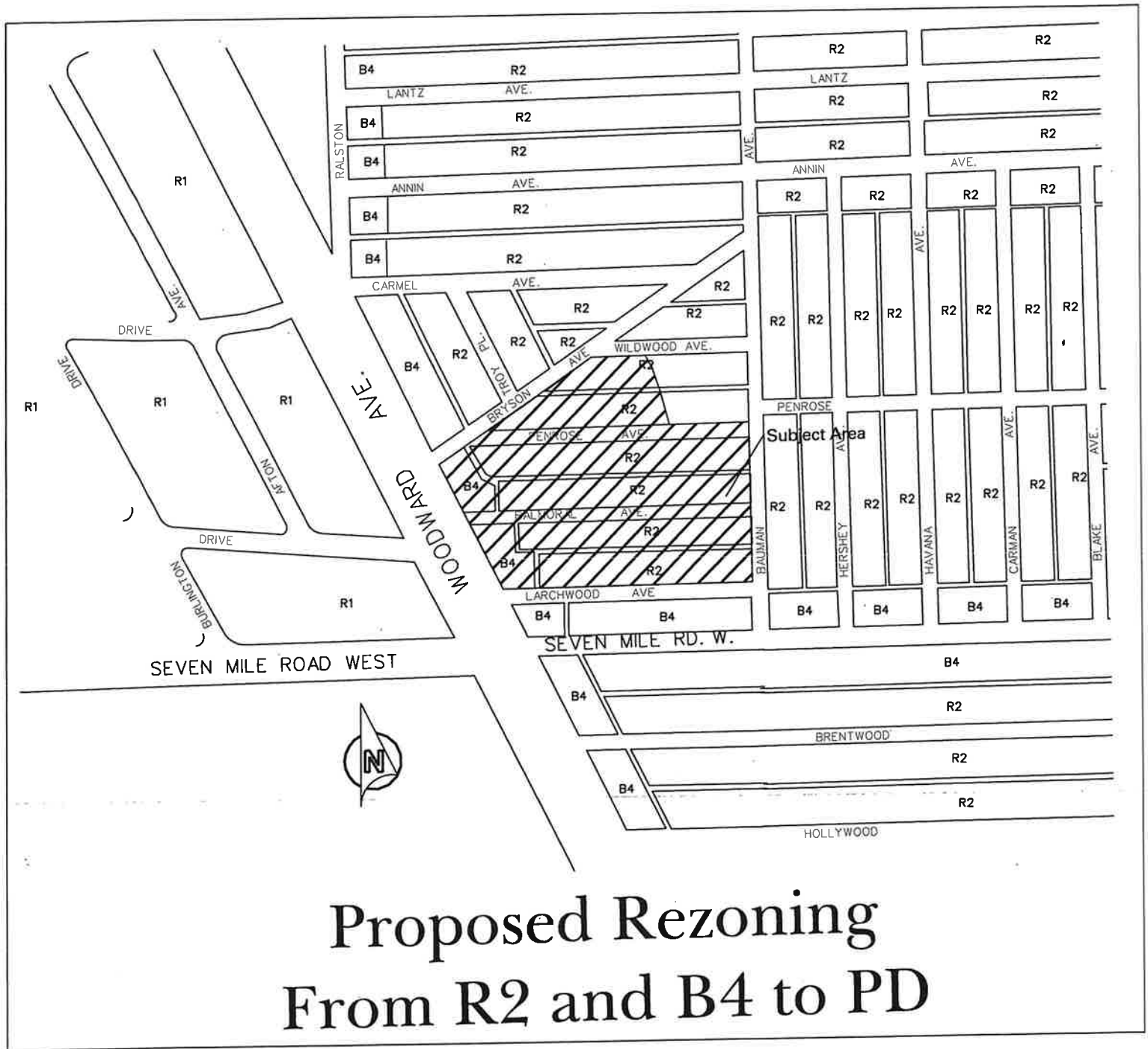
ARTHUR SIMMONS, CHAIRPERSON



Marsha S Bruhn, Director

Angeline Lawrence, Staff

Cc: Perfecting Church  
Burney Johnson, P&DD



# Proposed Rezoning From R2 and B4 to PD

## SUMMARY

This ordinance amends Chapter 61 of the 1984 Detroit City Code, Ordinance 390-G, as amended, the Detroit Zoning Ordinance, by amending Article XV, District Map No. 62 to show a PD (Planned Development District) zoning classification where B4 (General Business District), and R2 (Two-Family Residential District) zoning classifications are shown on property generally bounded by Woodward Avenue, Bryson, Bauman, and Larchwood Avenue to allow for the construction of a 4,200-seat church, a 35,000 square foot administration building, and a 1,000-space parking structure.

1 **BY COUNCIL MEMBER \_\_\_\_\_:**

2 **AN ORDINANCE to amend Chapter 61** of the 1984 Detroit City Code, The Official  
3 Zoning Ordinance of the City of Detroit, being Ordinance 390-G, as amended, by amending Article  
4 XV, District Map No. 62 to show a PD (Planned Development District) zoning classification where  
5 B4 (General Business) and R2 (Two-Family Residential District) zoning classifications currently exist  
6 on property generally bounded by Woodward Avenue, Bryson, Bauman and Larchwood to allow for  
7 the construction of a 4,200-seat church, a 35,000 square foot administration building, and a 1,000-  
8 space parking structure.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

10 **Section 1.** Article XV, Chapter 61 of the 1984 Detroit City Code, which is the Official  
11 Zoning Ordinance of the City of Detroit, being Ordinance 390-G, as amended, be amended as  
12 follows:

13 (A) District Map No. 62 is amended to show a PD (Planned Development District) zoning  
14 classification where B4 (General Business District) and R2 (Two-Family Residential District) zoning  
15 classifications currently exist on property generally bounded by Woodward Avenue, Bryson, Bauman  
16 and Larchwood and more specifically described as:

17 Lots 1 - 26, both inclusive, and that part of lot 27 lying west of Bauman  
18 Avenue (50 feet wide) of "Ivanhoe Addition Sub. of Lot 2 of Peter Dixon's Sub." of  
19 E. ½ of S.W. ¼ of Sec. 2, T.1S., R.11E., Greenfield, Wayne Co., Michigan, as  
20 recorded in Liber 18, Page 70 of Plats, Wayne County Records.

21 Lots 1 - 28, both inclusive, lots 33 - 58, both inclusive, and that part of lots  
22 29 & 32 lying west of Bauman Avenue (50 feet wide) of "Ivanhoe Smith and



1 Matthew's Sub. of Lot 3" of the Subdivision of the E. 1/2 of the S.W. 1/4 of Sec. 2,  
2 T.1S., R.11E., Greenfield, Wayne Co., Michigan, as recorded in Liber 18, Page 16  
3 of Plats, Wayne County Records.

4 Lots 1 – 32, both inclusive, lots 44 - 67, both inclusive, part of lot 33 lying  
5 west of Bauman Avenue (50 feet wide); that part of lots 42, 68, 69 and Wildwood  
6 Avenue lying southerly and westerly of the following line: beginning at the  
7 intersection of the easterly right-of-way line of Bryson Avenue (50 feet wide) and the  
8 southerly right-of-way line of Wildwood Avenue (50 feet wide); thence northeasterly  
9 along said Bryson avenue to a point located 20 feet north of and perpendicular to the  
10 southerly right-of-way line of said Wildwood Avenue; thence easterly on a line  
11 parallel to said right-of-way line of Wildwood Avenue 100.00 feet; thence  
12 southeasterly 77.53 feet to a point located 30 feet southerly and 10 feet easterly of the  
13 northwest corner of lot 69; thence southeasterly 192.67 feet to the southwest corner  
14 of said lot 42 and the point of ending; being a part of "Forest Park Sub. of Lot 4" of  
15 the Subdivision of E. 1/2 of the S.W. 1/4 of Sec. 2, T.1S., R.11E., Greenfield, Wayne  
16 Co., Michigan, as recorded in Liber 18, Page 16 of Plats, Wayne County Records.

17 (B) The City Council approves the site plan and other development proposals for Perfecting  
18 Church's development of a 4,200-seat church, a 35,000 square foot administration building, and a  
19 1,000-space parking structure as described in the drawings prepared by Commercial Builders and  
20 Architects, dated May 26, 2004, with the condition that final site plans, landscape plans, signage  
21 plans, and elevations must be submitted to the City Planning Commission staff for review and  
22 approval prior to the issuance of applicable permits.

1        (C) The site plan and other development proposals approved in this ordinance are  
2 incorporated herein by reference and shall be filed with the City Planning Commission and the  
3 Buildings and Safety Engineering Department in accordance with Section 110.0101 of the Official  
4 Zoning Ordinance of the City of Detroit.


5        **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

6        **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
7 health, safety, and welfare of the people of the City of Detroit.

8        **Section 4.** If this ordinance is passed by a two-thirds (2/3) majority of City Council members  
9 serving, it shall be given immediate effect and shall become effective upon publication in accordance  
10 with Section 4-116 of the 1997 Detroit City Charter; otherwise, it shall become effective in  
11 accordance with Section 4-115 of the 1997 Detroit City Charter.

**Approved as to Form Only:**

**Ruth C. Carter**  
**Corporation Counsel**

By   
**Brenda E. Braceful**  
**Deputy Corporation Counsel**