

# City of Detroit

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**TO:** City Planning Commission

**FROM:** Christopher J. Gulock, Staff

**RE:** **Request of Innovo to modify the existing Planned Development zoning classification established by Ordinance No. 6-90 on Zoning Map No. 67 generally located between the Southfield Freeway and Artesian St. north of the I-96 Expressway to allow for the modification of an existing greenbelt (RECOMMEND APPROVAL WITH CONDITIONS)**

**DATE:** January 29, 2024

## RECOMMENDATION

The City Planning Commission (CPC) staff recommends approval of the request of Innovo to modify the existing Planned Development (PD) established by Ordinance No. 6-90 by amending Article XVII, Section 50-17-69, District Map No. 67 of the 2019 Detroit City Code, Zoning, located on the northern edge of two addresses known as 12601 and 12701 Southfield Road with the following conditions:

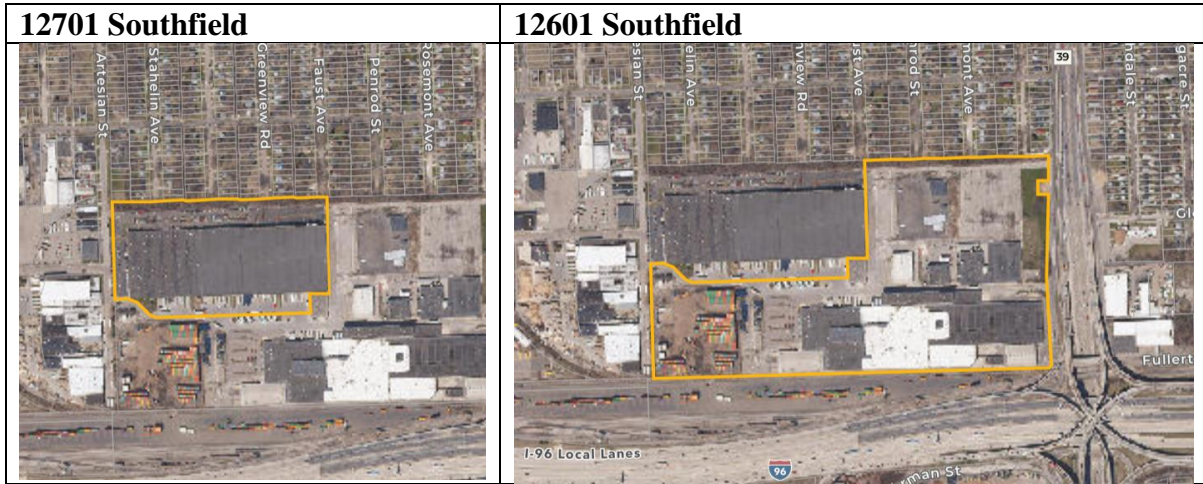
1. To allow the existing 12-foot-high chain link fence with barbed wire to remain and to require the addition of a green privacy screen with 90% blockage be installed and maintained. Once the proposed landscaping is able to provide adequate buffering, the property owner may petition the CPC to remove the green privacy screen;
2. That the landscaping plan be revised to show proposed evergreen spacing 10 to 15 ft apart dependent on species, 5 ft apart for arborvitae, and additional plantings be added where feasible, with the final landscaping plan, including the final selection of species, be subject to the review and approval by CPC staff; and
3. That the final site plans, elevations, lighting, landscaping, and signage plans be submitted by the developer to the staff of the CPC for review and approval prior to making application for applicable permits.

## BACKGROUND

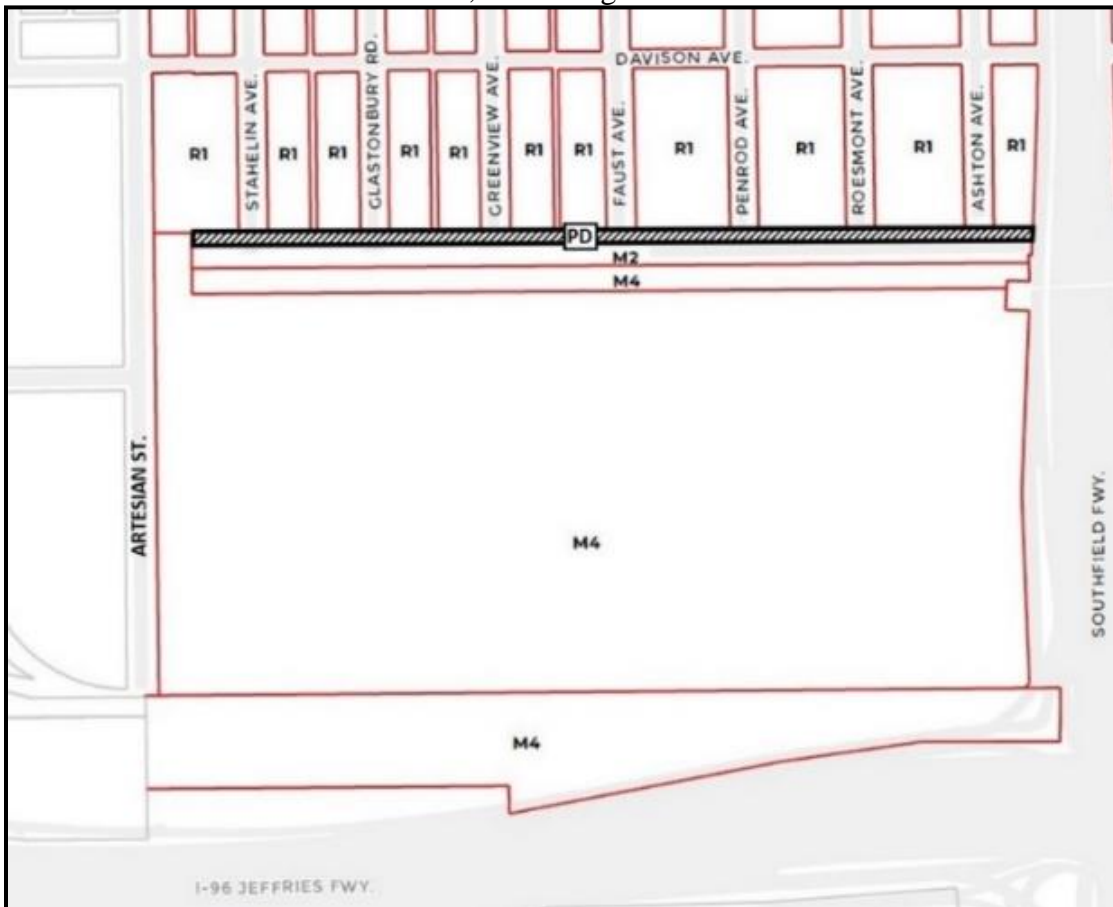
### *Location and Current Zoning*

The subject site includes two separate addresses, shown below, referred to as the Gateway Industrial Complex which includes a mix of industrial uses. Innovo, which purchased the site in 2019, has been renovating and marketing the property and recently completed the construction of a 426,500 square foot light industrial building on the northeast corner of the site located at 12601 Southfield.

At 12701 Southfield, there is an existing industrial building rented from Innovo by Detroit Manufacturing Systems (DMS), an automotive parts supplier at this location for Ford F150 pick-up trucks. On its website, DMS states it was founded in 2012, is a certified minority business enterprise, and is the first company to bring manufacturing jobs back to the city of Detroit in over 20 years. South of these two buildings is another large industrial building that is also part of the Gateway complex.



The subject site consists of three zoning categories shown below: the majority of the site is M4 (Intensive Industrial), there is a strip of M2 (Restricted Industrial) zoned land along the northern portion of the site, and there is a strip of PD zoned land at the northern property line. The northern PD buffer measures about 35 ft wide and 2,250 ft long.



### ***History of the Site – Past BZA Variance***

In the past, 170 ft of the north end of the site was zoned R1 (Single-Family Residential). In 1976, the then owner, Massey-Ferguson, asked the Board of Zoning Appeals (BZA) permission to use this primarily vacant R1 land for employee parking, storage of truck/trailers, and finished agricultural tractors. At the BZA hearing, objectors stated industrial development in the area would create traffic and noise problems. The then president of the Westwood Improvement Association stated the expansion should be contingent upon the company acquiring the 200 homes north of the site - CPC staff estimates, at that time, there were about 153 houses in the neighborhood directly north. The BZA found the limited use of the property for parking and storage acceptable, and granted the request with the following conditions:

- The unpaved area along the north property line shall have a minimum dimension of 35 ft.
- The appellant maintains the existing fence (a minimum of 7 ft in height with 3 strands of barbed wire).
- The appellant shall install and properly maintain a continuous triple row of upright Arborvitae or other approved species, each a minimum of 7 ft in height, planted a maximum of 4 ft on center along the entire length of the north edge of the parking area.

### ***History of the Site – the 1990 PD Ordinance***

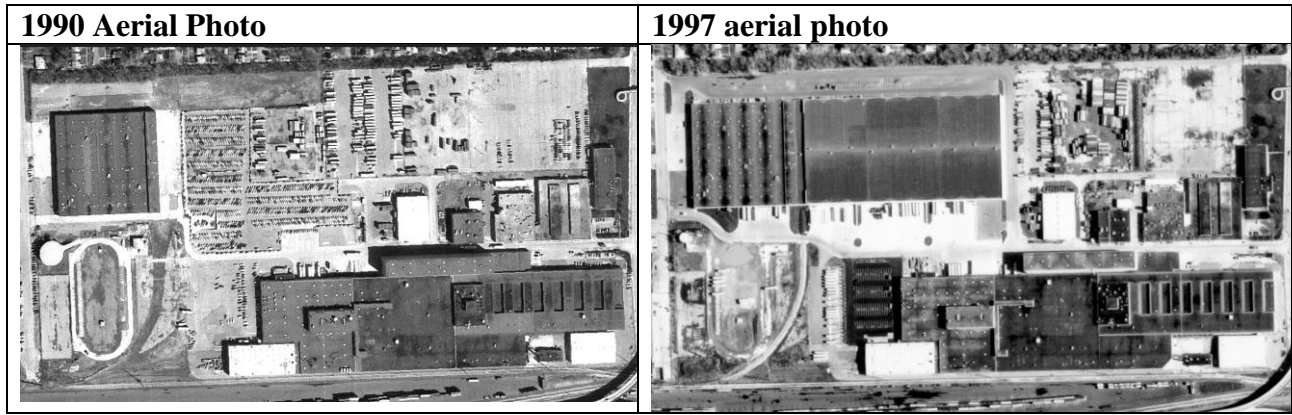
In the late 1980s or early 1990s, Massey-Ferguson vacated the site, and the land was listed for sale. In 1990, the G.V. Detroit Corp. proposed to buy the site and requested the City Council rezone the 170-foot-wide northern part of the property from R1 to PD (35 ft wide), M2 (65 ft wide), and M4 (70 ft wide). The PD portion included the continuation of a sufficient landscaped and screened buffer in line with the 1976 BZA approval.

In February 1990, at the CPC hearing, unlike 1976, there was not a lot of public feedback. It was reported that one letter of support was submitted, one phone call received in opposition, and 3 people spoke - two in favor and one in opposition. The people in opposition thought there was a need for a wall. The City Council approved the rezoning request as Ordinance No. 6-90, which includes reference to a February 1990 site plan. In the CPC report to City Council it states, “the petitioner submitted a site plan which was approved by the BZA in 1976.” The 1990 site plan includes the following notes:

- existing condition: “dense screen of native shrubs, understory trees, canopy trees and vines”, and
- proposed: “total quantity: a row of 469 arborvitae shrub 4 ft on center, 3 to 4 ft height at planting and 20 ft height at maturity”.

### ***History of the Site – Recent Past***

Over the past 33 years, industrial activity at the subject property has changed with different owners, tenants, and site renovations. As shown in the photo below, sometime in the 1990s, an addition to the building at 12701 Southfield more than doubled its size. 12601 Southfield was primarily used as an outdoor staging and storage area. The addition to the building included a reworking of the site, moving the truck docks and loading to the south side of the building and the employee parking to the smaller area north of the building. Moving the intense truck parking and loading away from the residential area was positive, but the area left for employee parking was limited and did not allow room for future expansion.



Furthermore, over the past 33 years, some of the houses in the neighborhood to the north were demolished – CPC staff estimate there remains about 92 houses. Over the years, the buffer filled in with dense vegetation, but CPC staff understands it was not well maintained. CPC staff is not positive if the landscaping plan from 1976 or 1990 was ever actually planted including the 469 arborvitae. The photos below from 2019 show the buffer as it existed looking southward toward the Gateway complex from the residential area to the north.



## PD MODIFICATION REQUEST

In the Spring 2021, CPC staff was contacted by the Mayor’s office regarding Innovo’s plan to construct the new building at 12601 Southfield. At the time, CPC staff explained the history of the PD buffer, and Innovo agreed to keep the 35-foot buffer, but expressed the need to install all landscaping and needed storm water infrastructure.

Unfortunately, when Innovo applied for the building permit, the Buildings and Safety Engineering Department (BSEED) failed to route the PD plans to CPC staff for review and a building permit was issued. A contractor for the project then proceeded to remove the entire buffer, installed a 12-foot-high chain link fence with barbed wire along the north property line. In 2023, Innovo completed the new building, a parking lot with 317 spaces, and a 35-foot landscaped buffer. The photo below shows the new building under construction and the removed buffer.



In the past few years, the DMS operation has experienced increased business and is running 3 shifts of employees working 6 days per week resulting in the need for additional employee parking. Parking for approximately 392 employee vehicles currently exists on the north side of the DMS building – however, about 40 of these spaces cannot be used, because the spaces are adjacent to one active loading dock at the northeast corner of the building. There are also 87 existing employee parking spaces on the west side of the DMS building. While Innovo was constructing the new building to the east, DMS hired its own contractor who created a temporary gravel parking lot on 25 ft of the former greenbelt. This request was routed to CPC staff who indicated any major change to the PD, needed City Council approval.

Innovo, as the owner, has since taken over seeking approval for modifications to the entire PD buffer and is requesting approval for the following modification to the 1990 site plan:

- For the 12601 Southfield location:
  - Continuation of the 35-foot-wide PD buffer
  - Within the buffer, the installation of new stormwater treatment and new landscaping consisting primarily of evergreen trees, with some trees and shrubs
  - 12-foot-high chain link fence with barbed wire along the northern property line
- For the 12701 Southfield location:
  - Reduction of the buffer to approximately 10 ft in width
  - Within the buffer, the installation of new landscaping consisting primarily of evergreen trees
  - Installation of 25-foot-wide paved parking area consisting of 98 parking spaces, 10-foot-wide drive aisle and some interior landscaping
  - 12-foot-high fence with barbed wire along the north property line

**COMMUNITY OUTREACH**

Prior to the April 6, 2023, CPC public hearing, Innovo indicates that it conducted the following:

- After acquiring the site in 2019, Innovo removed approximately 40 dumpsters of trash and debris from the PD buffer and neighborhood to the north.
- On January 28, 2023, Innovo representatives attended Council President Pro Tem Tate’s District 1 monthly meeting to discuss primarily the new warehouse being built.
- Innovo indicates they have been engaged with the Grandmont Rosedale Improvement Association, who toured the Gateway Industrial facility on March 3, 2023.

- On March 14, 2023, Innovo representatives attended and presented their plans for the new facility to the Grandmont 1 Neighborhood Improvement Association - about 12 members of the public were in attendance.
- On March 16, 2023, Innovo presented to the Schoolcraft Improvement Association, where about 30 residents were in attendance, including Council President Pro Tem Tate.

## **PUBLIC HEARING SUMMARY**

On April 6, 2023, the CPC held a public hearing for the PD modification with the following public feedback:

- One resident from adjacent Rosemont St. stated concerns regarding dust during construction, noise, trucks, and stating the barbed wire on the fence looked bad.
- One resident from Rosedale Park stated the impact on the neighborhood is immense with the removal of the trees; residents look right at the building; the newly installed trees are very far apart; it needs more dense mature landscaping; there should be a 6-foot-high wall; the fencing is inadequate; there is a need to balance jobs with impact on the neighborhood.
- One resident of adjacent Faust St. stated they had no problem with redevelopment, but with the removing of the trees, there is noise and dust, trucks come down W. Davison, and water floods basements.
- CPC staff indicated prior to the hearing, that we had received an email raising concerns about the impact on families and that houses would be destroyed.

Besides general questions, the Commission had the following particular comments and questions:

- A question was asked about the tanks adjacent to the DMS building. DMS responded that the tanks are silos for injection molding.
- The Commission asked how the roof of the facility is drained for storm water. Innovo responded that storm water from the newer building is diverted from downspouts to the underground stormwater management system, and the DMS building drains off the roof to gutters to the city drain.
- The Commission asked how the proposed 10-foot setback matched new setback draft regulations. CPC staff indicated it would provide the information in a follow-up report (covered later in this report).
- The Commission asked for more clarity regarding the parking issues. CPC staff clarified that DMS was growing and having parking problems. A DMS representative stated 65% of its workforce is from Detroit, some employees have to park out on nearby Artesian St. including during the winter and at night.
- The Commission asked if there were plans to have additional outreach with the community? Innovo responded yes it has ongoing plans for community engagement; it planned to be actively involved with 3 community groups previously mentioned and having its workforce grow from the community.
- One Commissioner was very concerned the Commission wasn't involved earlier and the request to legalize actions that already occurred; the Commissioner was very concerned with the loss of the buffer and a lot more work needs to be done regarding the buffer; more info was requested about what was being done on site including number of shifts, truck traffic etc. CPC staff stated one of the goals was to bring the work into compliance. CPC staff clarified BSEED failed to recognize the existing PD and issued some permits without CPC staff review. Innovo clarified all truck traffic was on the south side of the DMS building and the subject parking was needed for employees. CPC staff currently acknowledges that this circumstance is one of the unfortunate potential consequences of a single parcel of land

having split Zoning. A reviewer may not realize the extent of the zoning districts or even that multiple zoning districts are in place.

- One Commissioner was concerned that it had not been informed; the City erred in not recognizing the PD and should the contractor be held accountable or penalized for the error - the question is how to protect the community and assist the developer?
- One Commissioner asked that the landscaping be upheld to the previous PD district standard, but there may need to be some leniency for drainage, etc.; it was noted the neighborhood may benefit from the new higher fence and stormwater systems. It was asked if barbed wire was permitted. CPC staff clarified the PD would allow the barbed wire, however, the current Zoning Ordinance does not allow barbed wire abutting single-family housing. Innovo clarified there was barbed wire on the old fence that was replaced.
- One Commissioner asked for more detail on the landscaping plan including type and number of trees and comparison to previous requirements. Innovo clarified its new landscaping plan will grow to conform to the previous buffer requirements.
- One Commissioner stated the trees will mature, but the added aisle will bring more noise and more public discussion was needed.
- One Commissioner asked for more info on examples of denser landscaping and type of wall treatments and additional community engagement.

## PUBLIC HEARING FOLLOWUP

Since the April 6<sup>th</sup> public hearing, Innovo provides the below follow-up and responses:

- Innovo provided a more detailed site plan for 12701 and 12601 Southfield showing the improvements to the eastern portion of the site that was previously approved by BSEED and a newly created site plan showing the western portion of the site. Below are some images of the proposed buffer with landscaping (a PDF including the plans will be provided to the Commission):
- The site plans show the proposed fencing, landscaped buffer, stormwater management system, as well as a paved driveway as a means of ingress and egress.
- Innovo submitted a series of renderings showing the current condition of the landscaped buffer with the immature trees. Additional renderings have been created to show what the same landscaped buffer will look like once the trees have reached full maturity.
- Innovo proposes to affix green mesh screening (shown below) along the fence line to both obscure the view of the facility from the adjacent residential community until the trees

**FENCESCREEN PRIVACY PLUS 90% BLOCKAGE**

- FENCESCREEN PANELS WITH 2" POLYPROPYLENE WEBBING FOR EDGE REINFORCEMENT.
- 3/8" BRASS GRONNETS AT 24" ON CENTER ATTACH TO FENCE WITH FENCESCREEN PASTERERS OR GALVANIZED HOOD RINGS.

FENCESCREEN MATERIAL SPECIFICATIONS	
MATERIAL COMPOSITION: KNITTED HIGH DENSITY POLYETHYLENE (HDPE)	
PROPERTIES	RESULTS
Filament Strength	50 lbs. per ft.
Material Break Strength	500 lbs. per ft.
Material Weight	175 g/m <sup>2</sup>
Crystalline Melt Point	133° C
Concentration of UV Inhibitor	1.0% Ampico CM11821   1.0% Equivalor CM 100000
Flammability Point	364° C
Ultraviolet Blockage	90%

**NOTE:**

- INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATION
- REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZE

**AVAILABLE COLORS:**

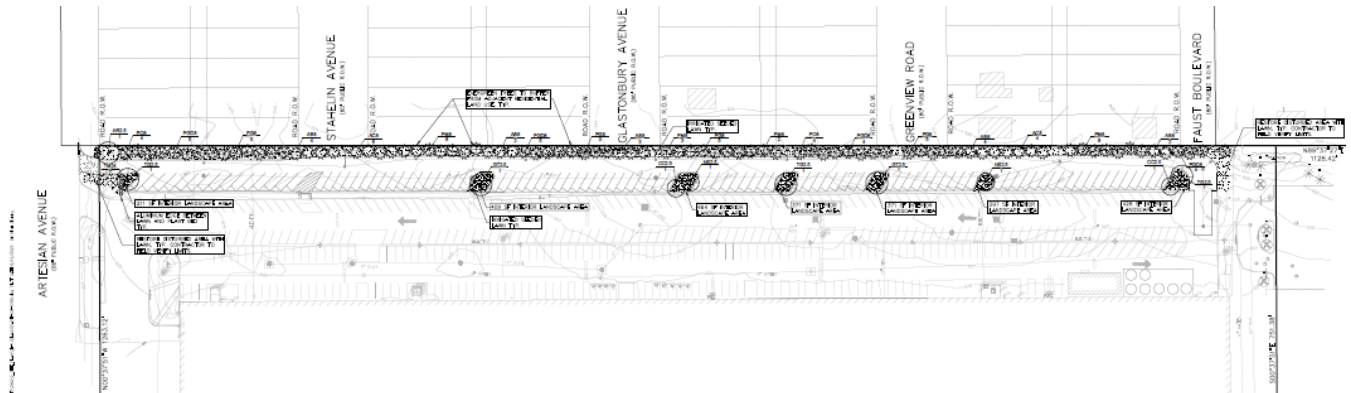
GREEN BLACK GRAY ORANGE RED TAN ROYAL WHITE NAVY BROWN





For 12701 Southfield, the plan shows the following:

- 86 evergreen trees (no arborvitae) in the buffer along the fence
- 7 shrubs adjacent to the entrance off of Artesian St.
- 7 deciduous trees primarily in the new parking lot islands



**Comparison of Buffer and Landscaping Requirements**

As requested by the Commission at the hearing, below is a summary/comparison of buffer requirements and what is being proposed:

1990 PD Requirement	Existing Zoning Requirement	Draft Zoning Buffer Amendment (as approved by CPC, but not considered by City Council yet)	Proposed Plan
<ul style="list-style-type: none"> <li>• A row of 469 arborvitae shrubs 4 ft on center, 3 to 4 ft height at planting and 20 ft height at maturity</li> </ul>	<ul style="list-style-type: none"> <li>• Sec 50-14-342: where a dwelling unit abuts a parking area, an opaque wall 4 to 6 ft in height shall be placed at the edge of the parking area.               <ul style="list-style-type: none"> <li>- <u>The opaque wall can be brick, masonry, concrete or other material approved by PDD.</u></li> <li>- There shall be a 10-foot landscaped setback.</li> <li>- The amount of landscaping is not specified.</li> </ul> </li> <li>• However, Sec. 50-13-103 requires a 20 ft setback in industrial districts adjacent to residential.</li> </ul>	<ul style="list-style-type: none"> <li>• A choice of a Type III or Type IV buffer</li> <li>• Type III buffer requires, minimum depth of 15 ft; a solid wall or fence; one deciduous tree per 30 lineal ft; evergreen trees not required; one shrub per 5 lineal ft.</li> <li>• Type IV buffer requires, minimum depth of 30 ft; wall or fence not required; one deciduous tree per 25 lineal ft; one evergreen tree per 10 linear ft; one shrub per 3 lineal ft.</li> </ul>	<ul style="list-style-type: none"> <li>• 181 evergreen trees; 8 ft high at planting</li> <li>• 12 deciduous trees</li> <li>• 17 shrubs</li> </ul> <p>Evergreens appear to be 10 to 15 ft on center</p>

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Because the site is over 2,250 ft long, a brick wall would be very expensive. The proposed 10-foot buffer depth would match the current Zoning Ordinance for parking, but not for industrial districts or the draft buffer regulations under consideration.

***Analysis of Proposed Landscaping***

CPC staff reached out to other City departments to receive professional input and feedback on the proposed landscaping plan. The following is a summary of comments received:

- The plans look like an adequate screen planting for a parking lot that would perform year-round; the triangulation planting (for 12601 Southfield) is good to screen a variety of angles and the diversity of species contributes to the plantings’ longevity.
- For 12701 Southfield, at a glance, the proposed planting arrangement would satisfy the screening requirement, provided they are using appropriate species to be so close. It is recommended the plan would call out the spacing directly on the plan to better verify spacing is ok based on the variety of evergreen trees being proposed. Many of the evergreen trees they specify can get to be quite tall and wide. The height would be a good thing, given the size of the building they are screening. But the spread of the tree could pose an issue to the overall health of the tree if planted too closely to its neighbor. Generally speaking, most of these will be ok if planted 15 ft apart.

For 12601 Southfield, this planting plan incorporates pyramidal arborvitae which can be planted closer together. A single row of this species can be planted 5’ apart on center. The plan should include tree spacing on the plan itself, especially when alternating species. If that spacing is more than 5’ apart for the arborvitae, then it could be requested more arborvitae plants be included to have an enhanced buffer. Conversely, if the spacing is less than 10-15’ for something that isn’t an arborvitae, we’ll want them to adjust it or switch species.

Recommend additional trees be on the site where Ashton Street ends.

- Overall, the proposed landscape plan is good and will accomplish the goal. The landscape firm should confirm the spacing of the evergreens along the residential properties. The plant list is both diverse and will tie in a cohesive design while increasing the presence of green screening where it is most needed over time. The success of the project will lie in providing proper maintenance during the establishment time and ongoing (although less in nature) for the foreseeable future.

For 12601 Southfield, very good use and selection of plants with an emphasis on native plants which are good for storm water control and the promotion of beneficial insects and birds. Would it be possible to narrow the west side bioswale to accommodate evergreens close to the fence (note: this has already been installed). Suggest changing pyramid arborvitae to arborvitae “Green Giant”. Suggest substituting Austrian Pine for additional Norway Spruce (Diplodia blight is still prevalent in southeast Michigan affecting Austrian Pine). Perhaps two to three upright junipers in place of Austrian Pine.

For shrubs, Boxwood blight is increasing in southeast Michigan. Very prevalent in Oakland and Northeast Wayne counties. Consider Ilex crenata as a substitute. Compliments for using

straight species of red maple as opposed to cultivars. Compliment the design for using serviceberry in a protected location on the site.

### ***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) – Industrial

### ***Master Plan Consistency***

The subject site is located within the Cerveny-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 and Development Department is in the process of reviewing the modifications for consistency with the Master Plan.

### ***Fencing***

As noted earlier in this report, the previous buffer from the 1976 BZA case had a 7-foot-high black chain link fence with 3 strands of barbed wire. In the past year, this fencing was removed and replaced with a 12-foot-high chain link fence with barbed wire. Below are images of the current fence.

CPC staff would have preferred the fencing to be shorter; unfortunately, BSEED issued a permit allowing the 12-foot-high fence. As a result, CPC staff supports keeping the new fence and supports the petitioner’s request to add the green privacy screen with 90% blockage. The green privacy screen will screen the industrial buildings and parking to the south, especially until the proposed landscaping can grow and fill in. If over time, the proposed landscaping is able to provide adequate buffering, CPC staff recommends the property owner petition the CPC to remove the green privacy screen.



### ***Parking***

As noted earlier in the report, the DMS site for employee parking currently has about 392 spaces on the north side of the building and 87 parking spaces on the west side of the building for a total of 479 parking spaces. Part of the problem for the lack of parking at 12701 Southfield is that the building was doubled in size in the 1990s. As stated during the public hearing by a Commissioner, the City erred in not recognizing the PD - the question is how to protect the community and assist the developer. The revised plans submitted by the petitioner show a paved and striped parking lot

with some interior landscaping for 98 vehicles. CPC staff supports the new parking area being properly striped, drained and hard surfaced.

## **ZONING ORDINANCE MAP AMENDMENT APPROVAL CRITERIA**

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based:

1. *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.*

There is no error in the current zoning map. However, the proposed PD modification meets the challenge of a changing condition. The industrial land to the south is being developed with a new building at 12601 Southfield, and the building at 12701 Southfield was doubled in size in the 1990s. On the one hand it is good to accommodate industry and resulting jobs, but on the other hand it has resulted in the current parking and buffer challenges.

2. *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;*

The subject site is located within the Cervený-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.

3. *Whether the proposed amendment will protect the health, safety, and general welfare of the public.*

The proposed modification is made to serve the city's industrial base while working to protect the residential area to the north.

4. *Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development.*

It is assumed the City can provide adequate public facilities to the site.

5. *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management.*

The proposal addresses storm water issues on part of the site by adding storm water management features.

6. *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.*

The proposed buffer, landscaping and screening would help to limit significant adverse impacts on property in the vicinity.

7. *The suitability of the subject property for the existing zoning classification and proposed zoning classification; and*

The subject property is suitable for the existing PD zoning classification, because it gives the City particular oversight via the CPC's and the City Council's jurisdictions over the site plan for buffering between an industrial parking area and residential area.

8. *Whether the proposed rezoning will create an illegal “spot zone.”*

The PD District is designed as a flexible zoning district that is required to be compatible with its surroundings. It does not constitute an illegal spot zone.

## **ZONING ORDINANCE PD AMENDMENT APPROVAL CRITERIA**

In addition to Section 50-3-70, Section 50-3-96 of the Detroit Zoning Ordinance lists ten approval criteria on which PD zoning map amendments shall be based:

1. *Whether the subject site:*

- a. *Covers a minimum of two (2) acres of contiguous land under the control of one (1) owner or group owners. However, upon determining that an adequate development can be accomplished on a parcel of lesser size, the City Planning Commission may waive this requirement; and*
- b. *Is capable of being planned and developed as one integral unit, except in unusual circumstances.*

The subject criteria are met.

2. *That no other zoning district classification would be more appropriate.*

PD was deemed appropriate for the redevelopment of the site in 1990. The PD District is designed as a flexible zoning district that is required to be compatible with its surroundings.

3. *That the development will result in a recognizable and substantial benefit to the ultimate users of the project and to the City, where such benefits would otherwise be unfeasible or unlikely to be achieved. The benefits can be accomplished through a higher quality unified design that would be required by the typical regulations of this Zoning Ordinance. These benefits shall be demonstrated in terms of preservation of natural features, unique architecture, extensive landscaping, special sensitivity to land uses in the immediate vicinity, particularly well-designed access and circulation systems, and/or integration of various site features into a unified development.*

The proposed development with proper design, location, and landscaping would allow the existing industrial area to continue while working to protect the residential area to the north.

4. *Whether the location of the proposed Planned Development district is appropriate.*

In 1990, the PD zoning classification was deemed appropriate for the continued marketing and development of the existing industrial area; modification of the PD is being requested to allow for the industrial area to continue to be developed while protecting the adjacent residential area.

5. *Whether the proposed Planned Development substantially responds to the intent of Section 503 of the Michigan Zoning Enabling Act, being MCL 125.3503, to:*

- a. *Permit flexibility in the regulation of land development.*
- b. *Encourage innovation in land use and variety in design, layout, and type of structures constructed.*
- c. *Achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities, encourage useful open space; and*
- d. *Provide better housing, employment, and shopping opportunities that are particularly suited to the needs of the residents.*

The subject PD allows a buffer to be established which includes fencing, landscaping, and screening.

6. *That the proposed type and density of use shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities, that the natural features of the subject site have the capacity to accommodate the intended development, and that the development shall not place an unreasonable burden upon surrounding land or landowners.*

The proposed development is not expected to generate an unreasonable increase in traffic; however, it will bring increased parking; the proposed buffer, fencing, and screening should not place an additional burden on surrounding land.

7. *That the proposed Planned Development is consistent with the Master Plan, as determined by the Planning and Development Department.*

See analysis above.

8. *Whether uses and structures that are planned for the Planned Development district comply with all applicable site design standards and use regulations in the Zoning Ordinance.*

CPC staff have reviewed the PD Design Criteria in Section 50-11-15 and find that the criteria are met with the recommended conditions listed above.

## CONCLUSION

The subject report contains a detailed history of this large industrial area south of a residential area. On the one hand it is positive that the site is occupied, and the current owner is working to maximize its potential, thus creating needed industrial jobs. On the other hand, one could argue the site has been overbuilt over the past thirty years leading to current challenges. It appears the owners have made a good effort to reach out to the existing residents to the north and area community groups. The owners have submitted a detailed landscaping and fencing plan with the hopes of providing an adequate buffer for the expanded industrial and parking areas. In conclusion, based on the above analysis and the review of approval criteria listed in Sec. 50-3-70 and Sec. 50-3-96 of the Zoning Ordinance, CPC staff recommends approval of the rezoning request with the conditions listed at the beginning of this report.

### Attached Plans

cc: Antoine Bryant, Director, PDD  
Greg Moots, PDD  
Dave Bell, Director, BSEED  
Conrad Mallett, Corporation Counsel  
Bruce Goldman, Chief Assistant Corp. Counsel  
Dan Arking, Senior Assistant Corp. Counsel Law