



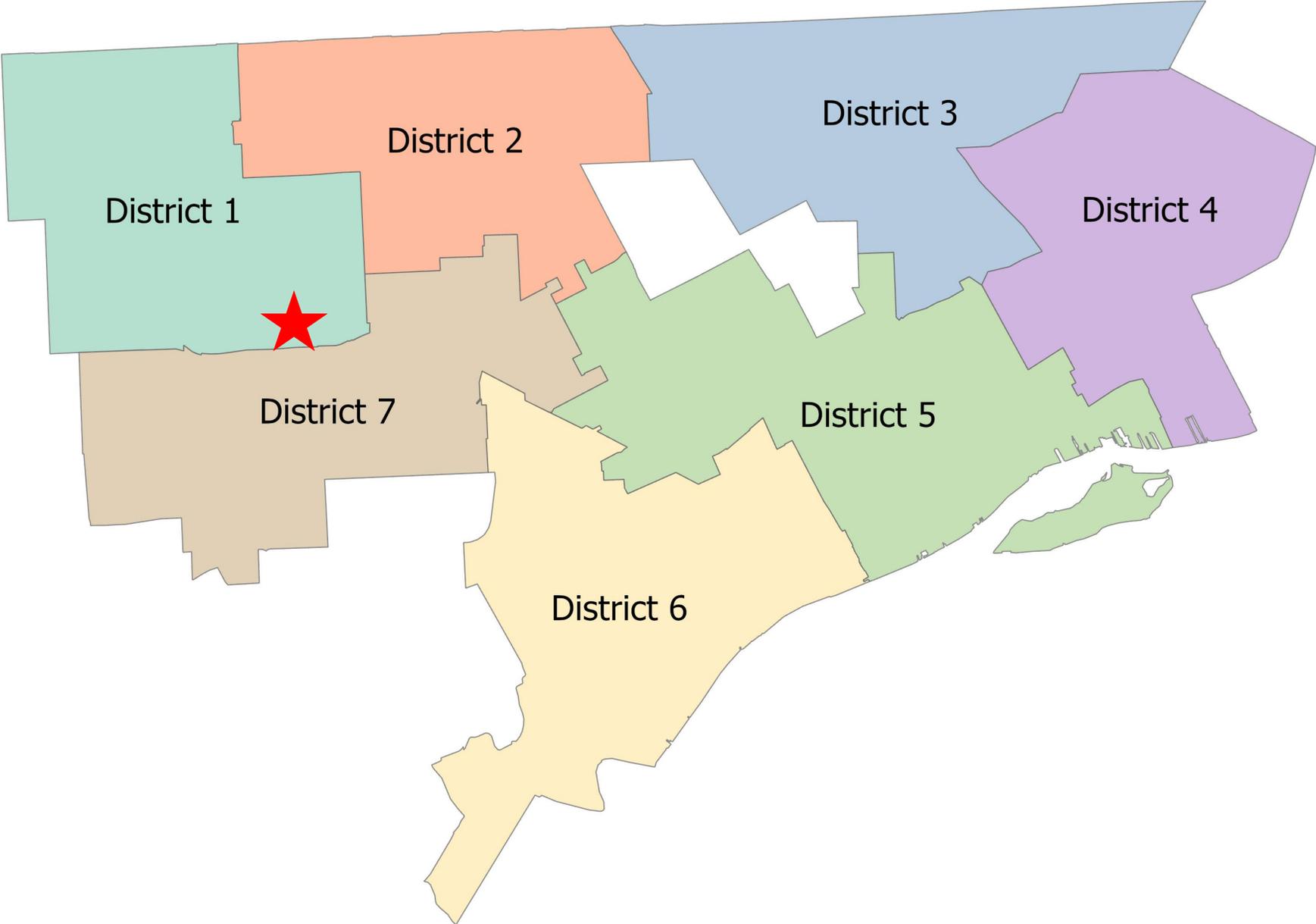
# SIA Area Downzoning

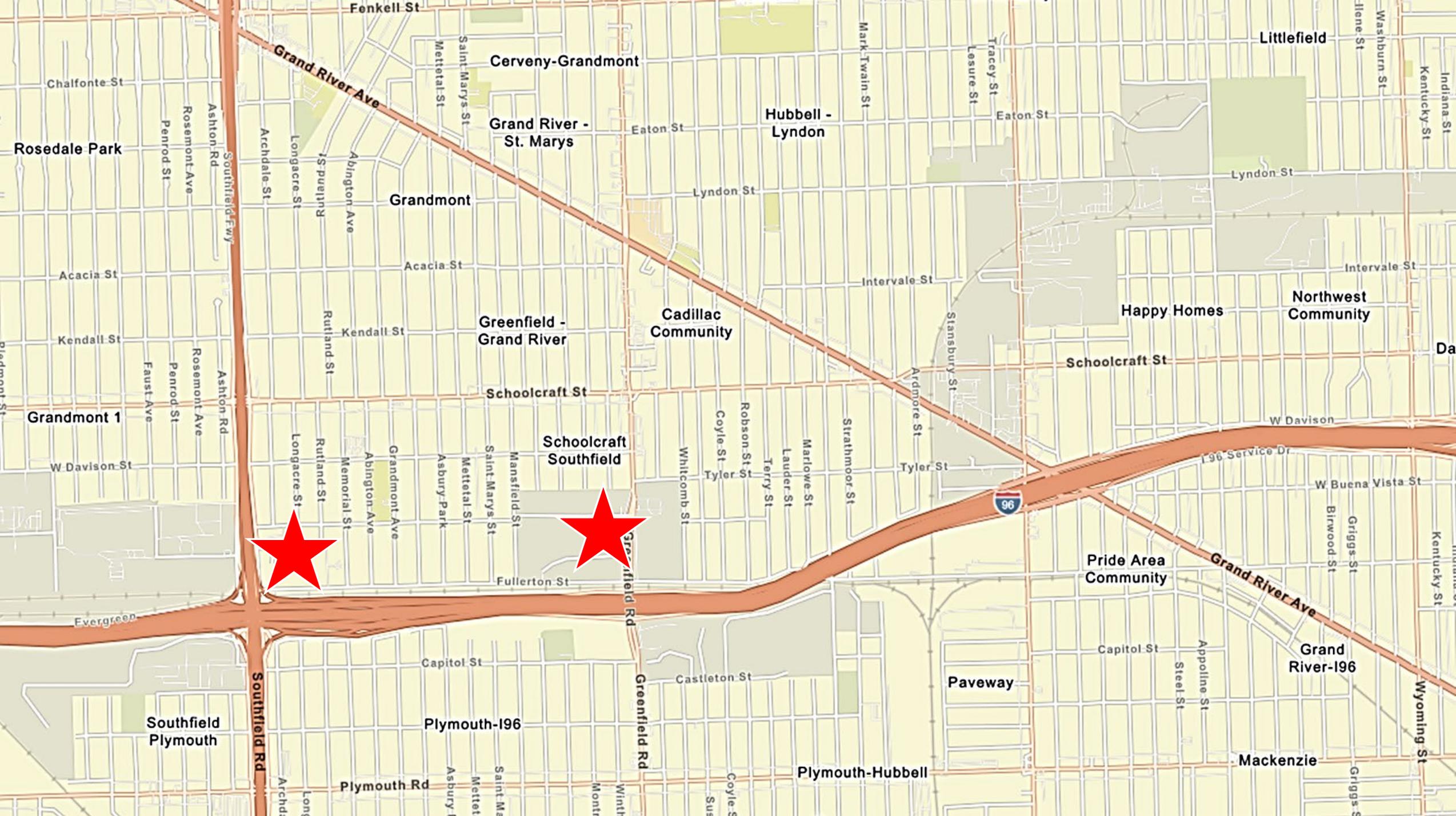
PROPOSED MAP AMENDMENT

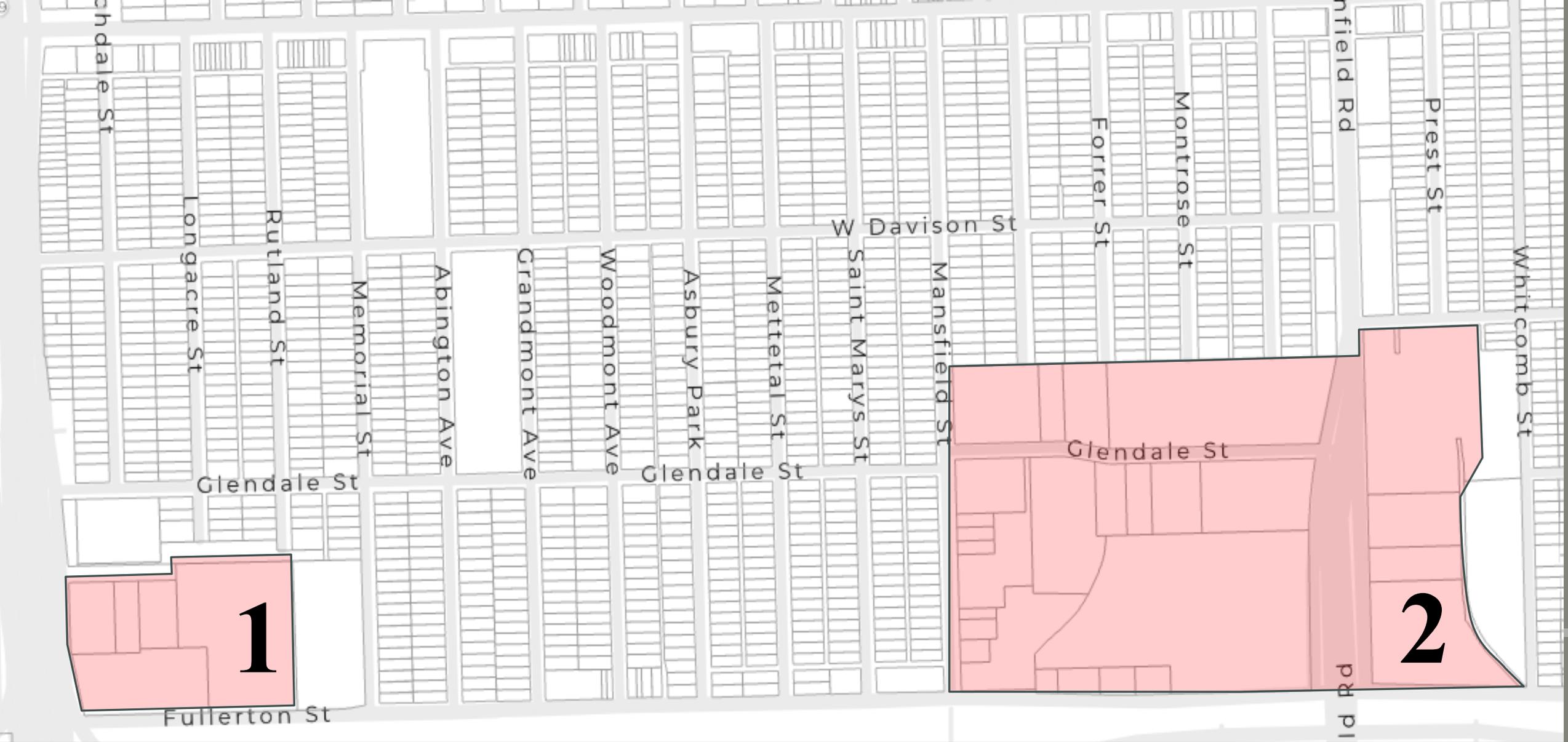
Timarie Szwed, City Planner

# LOCATION

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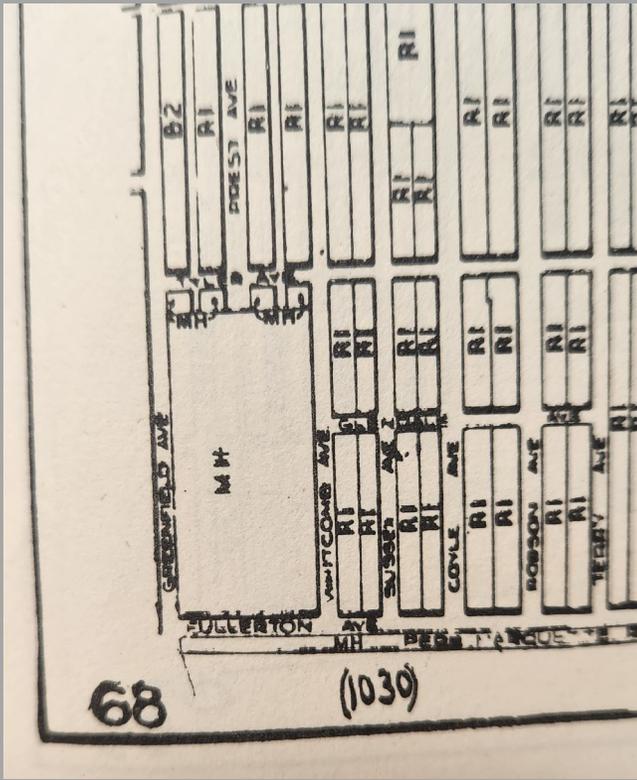
**1**

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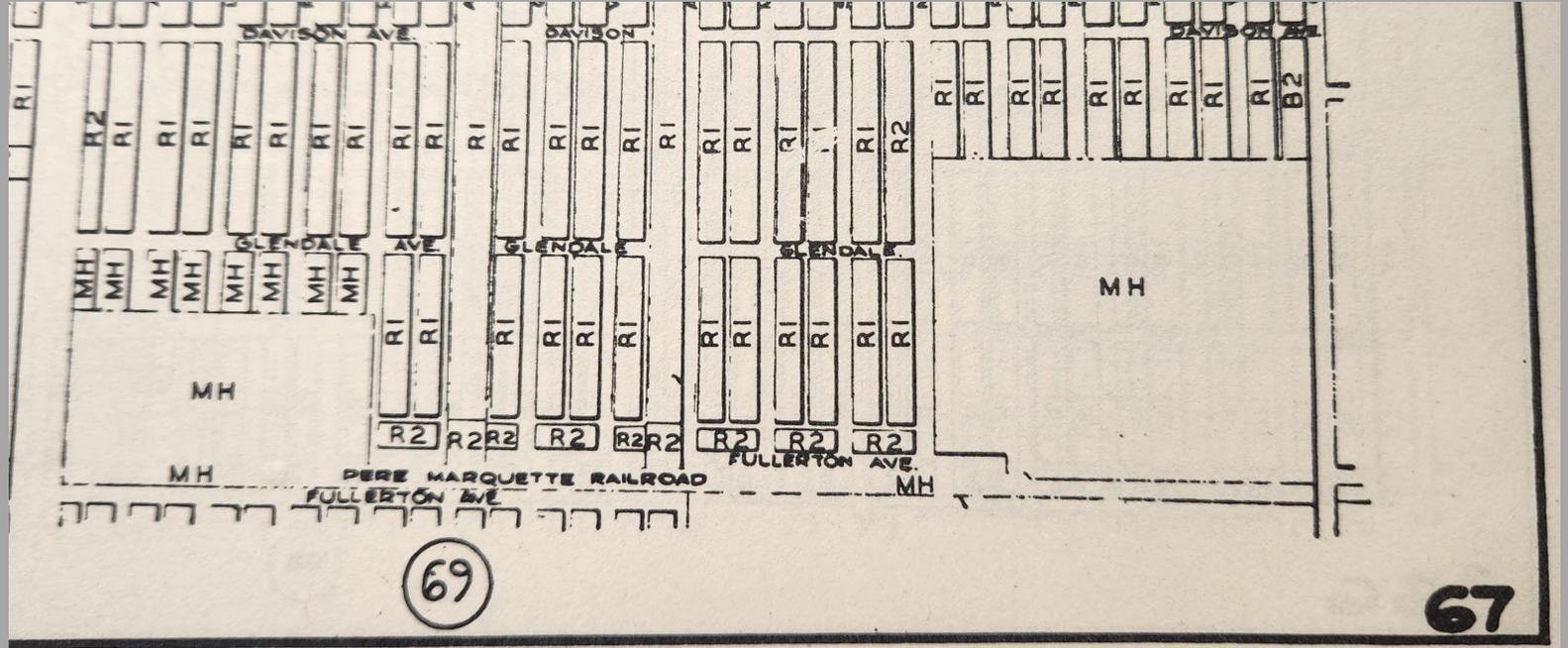
LOCATION

# Background & Proposal

- CPC staff received a memo dated April 24, 2024, from City Council President Tem Tate requesting exploration of downzoning the subject areas
- After researching the request CPC staff is proposing the map amendments to:
  - Bring the subject parcels into conformance with the City's Master Plan of Policies
  - Protect the health, welfare and safety of the surrounding community by reducing intensity of uses that are currently permitted



The subject areas have historically been zoned for heavy industrial uses, which has not changed since the 1940s



Background & Proposal

# Current Zoning

## *Southfield Site*

NORTH	R1	Single-Family Residential residential and religious use
EAST	PD	Planned Development multi-family residential
SOUTH	—	Not zoned I-96 Freeway
WEST	—	Not zoned M-39 Freeway



# Current Zoning

## *Greenfield Site*

NORTH	R1	Single-Family Residential developed residential
	B4	General Business religious and commercial
EAST	M2	Restricted Industrial warehousing
SOUTH	—	Not zoned I-96 Freeway
WEST	R1	Single-Family Residential developed residential
	R2	Two-Family Residential developed residential
	B1	Restricted Business commercial land, being used for storage of commercial vehicles



# CURRENT PERMITS AND USES

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CONCRETE CRUSHING FACILITY

CARBONIC GAS STORAGE

CARBONIC ICE STORAGE

MANUFACTURE OF VARIOUS AUTOMOTIVE OILS AND FLUIDS

CELL TOWER

TRUCK REPAIR GARAGE

DE-MANUFACTURING OF HOME APPLIANCES

STORAGE & SALES OF USED CARS

JUNKYARD

DvineBeauty

Ernest J. Dossin  
Elementary-Middle...



Glendale St

Gethsemane  
Apostolic Church



Metro Welding  
Supply Corporation  
Welding supply store

Ramblewood Apartments



LN2 Gas and Supply

Fullerton Ave

Fullerton Ave

Fullerton Ave



Davison W

Davison W

Papa shop

Michigan Steel Spring Co

Hy-Vac Technologies

Glendale St

Greenfield Landscape Supply Center

Metro Building Materials

Dino-Mite Crushing & Recycling

Mansfield St

Public Rubber & Supply

Tri-Star International Trading

Greenfield Rd

Fullerton Ave

Jeffries Fwy

Jeffries Fwy



Tyler Ave

L&D Transport

Sal's Auto Parts  
Used auto parts store

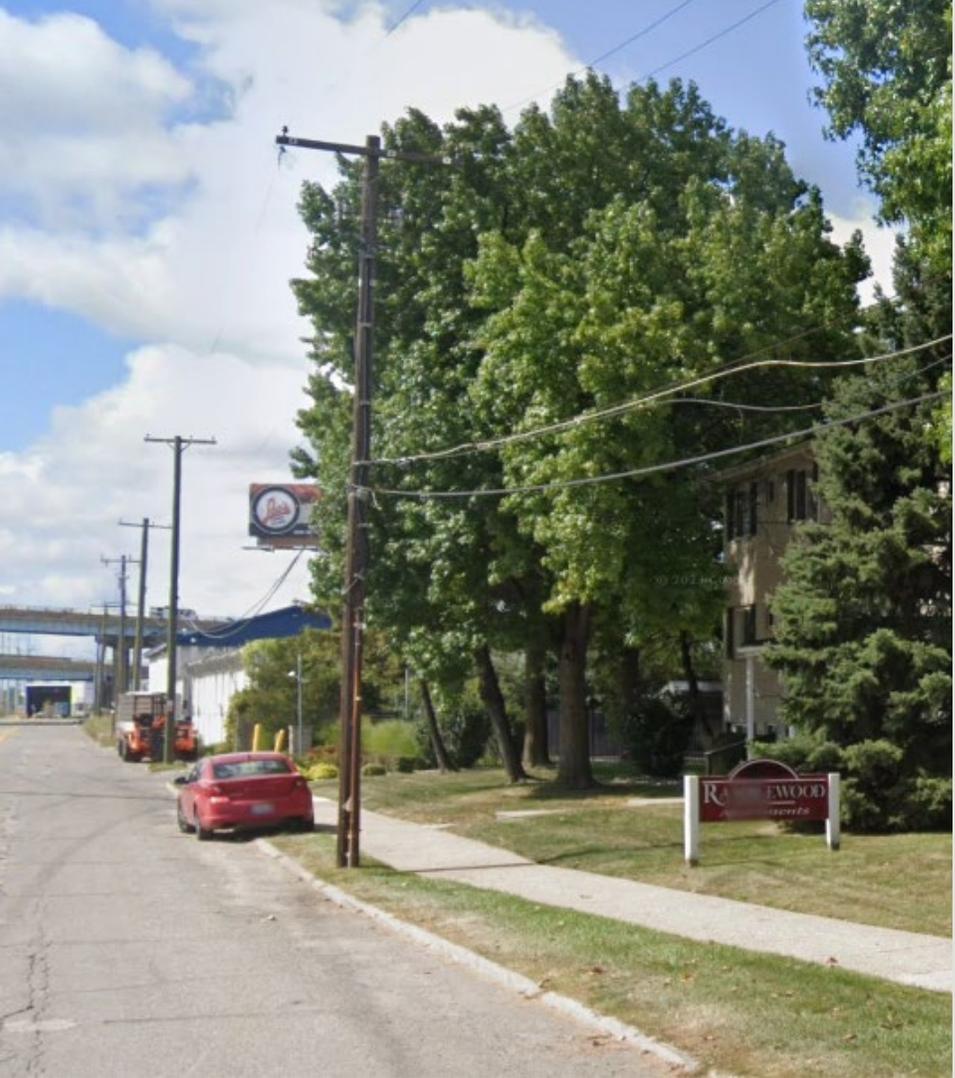
Whitcomb

Warehouse Network

Detroit Furnishings  
Home goods store

Fullerton Ave





FULLERTON BETWEEN  
MEMORIAL AND SOUTHFIELD



Glendale

Whitcomb

Whitcomb

## MASTER PLAN INTERPRETATION

The Planning & Development Department found the proposed rezoning to be **consistent** with the Master Plan designation.

## FUTURE LAND USE

-  Light Industrial
-  Neighborhood Commercial
-  Low Density Residential



# USES ALLOWED IN M3 AND/OR M4 NOT PERMITTED IN M2

Public, Civic,	M3	M4
Race track, motor vehicle	C	C
Steam generating plant	C	R
Retail, Service and Commercial Uses	M3	M4
Drive-in theater		C
Fireworks sales, consumer	C	C
Light duty vehicle repair establishment	C	C
Medium/heavy duty vehicle or equipment repair establishment	C	C
Industrial Service	M3	M4
Junkyard		C
Outdoor storage yard	C	R
Tires, used; sales and/or service		C
Towing service storage yard		C
Truck stops	C	C
Used vehicle parts sales		C
Manufacturing and Production	M3	M4
Abattoir, slaughterhouse		C
High-impact manufacturing or processing	C	R
High/medium-impact manufacturing or processing	R	R
Outdoor operations of all manufacturing and production land uses	C	R/C
Salt works		C
Very high-impact manufacturing or processing		C

Warehouse and Freight Movement	M3	M4
Elevators, grain	C	R
Explosives storage		C
Feed or grain mill	C	R
Intermodal freight terminal		C
Outdoor operations of all warehouse and freight movement land uses	C	R/C
Tank storage of bulk oil or gasoline	R	R
Waste-Related	M3	M4
Garbage, offal, or dead animal reduction		C
Hazardous waste facility		C
Incinerator plant		C
Outdoor operations of all waste-related land uses		C
Radioactive waste handling		C
Rendering plant		C
Scrap tire storage, processing, or recycling facility		C
Sewage disposal plant	C	R
Transfer station for garbage, refuse, or rubbish		C
Waste, scrap materials: indoor storage, handling and/or transfer	C	C
Adult Uses / Sexually-Oriented Businesses	M3	M4
Adult bookstore or adult video store, adult cabaret, adult motion picture theater, semi-nude model studio		R

# Public Engagement

## Schoolcraft Improvement Association Meeting

*June 20, 2024*

- CPC Staff presented information on the proposed rezoning
- Staff addressed residents' questions and concerns
- Residents were overwhelming in support of the downzoning
- City Council President Pro Tem Tate and members of his staff were also in attendance and addressed resident concerns

# Business Engagement

## Site visits

CPC and City Council President Pro Tem Tate's staff

*August 13 & 27, 2024*

- Spoke with owners of 9 businesses  
*7 neutral – 2 in support*
- Spoke with managers/employees of 3 businesses  
*1 neutral – 2 support*
- Majority of those visited expressed concerns regarding environmental factors and the general conditions of the area