

City of Detroit

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director
Christopher Gulock, AICP
Deputy Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwendolyn A. Lewis, MBA
Frederick E. Russell, Jr.
Rachel M. Udabe

TO: City Planning Commission

FROM: Eric Fazzini, City Planner

RE: Request of the Great Lakes Water Authority (GLWA) to rezone land located at 700 Conner Street, 692 Conner Street, 686 Conner Street, 682 Conner Street, 678 Conner Street, 672 Conner Street, 703 Navahoe Street, 693 Navahoe Street, 687 Navahoe Street, 681 Navahoe Street, 675 Navahoe Street, and the adjacent vacated Freud Street and public alleys located between Conner Street and Navahoe Street, from the current R2 (Two-Family Residential District) zoning classification to a R5 (Medium Density Residential District) or PD (Planned Development District) zoning classification. (**CONTINUED PUBLIC HEARING**)

DATE: January 15, 2025

The City Planning Commission (CPC) has received the request of the Great Lakes Water Authority (GLWA) for a zoning map amendment in the Jefferson Chalmers community. On November 21, 2024, the Commission held a public hearing on the subject zoning map amendment (rezoning) request, this public hearing was continued to the January 15, 2025, Commission meeting. Below is a summary of issues raised at the November hearing and public comment received. The November staff report and presentations are provided as an attachment to this report. Staff will provide a recommendation incorporating the results of the public hearing at a future CPC meeting.

Rezoning Approval Criteria

Recommendations and decisions on all rezonings shall be based on consideration of the following criteria. Staff will provide comments and preliminary findings regarding each item at a future CPC meeting.

- 1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact.
- 2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of the zoning code.
- 3) Whether the proposed amendment will protect the health, safety, and general welfare of the public.

- 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.
- 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.
- 6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.
- 7) The suitability of the subject property for the existing zoning classification and proposed zoning classification.
- 8) Whether the proposed rezoning will create an illegal “spot zone.”

Commissioner Discussion

There were two primary issues discussed at the November meeting: (1) if the proposed location is the only option for the proposed sanitary pump station, and (2) how the proposed pump station would help mitigate flooding in the future. GLWA hopes to respond to these questions of location and how the proposed pump station would relate to GLWA’s regional system and reliant local systems as a part of their updated presentation to CPC. Staff comments regarding these two issues and others are provided below.

Proposed Location

GLWA has stated that the location of the proposed development is driven by a need to be as close as possible to the pump station that exists at 12300 Freud Street, one block to the west of the proposed development. The proposed development would include an isolation shaft that would be 80 feet deep and would allow GLWA, during dry weather, to block flows from the Ashland Relief Sewer and Fox Creek Relief Sewer from reaching the existing pump station so that it can be serviced and maintained for wet weather events.

Both relief sewers intended to be intercepted by the proposed pump station originate to the north of East Jefferson Avenue and Jefferson Chalmers. The 2020 GLWA Wastewater Master Plan describes these two relief sewers and the existing Freud pump station as follows:

Fox Creek Relief Sewer (10’-6” to 14’-6”) located in Grosse Pointe Park, also begins at the Bluehill Pumping Station. Flow is transported down the 16’ Manistique Sewer to the Jefferson Avenue East Relief Sewer.

Ashland Relief (13’-9” to 16’) traverses the whole of the district (Fox Creek Sewer District), beginning north of Seven Mile as Puren Relief and terminating at the (existing) Freud pump station, with any dry weather flows diverted to Jefferson Avenue East Relief Sewer upstream of the pump station.

Excess combined flows from these sewers (also includes Mack Avenue Relief Sewer) are routed to the Conner Creek Pumping Station and/or to the Freud Pumping Station. Interconnections exist such that essentially either pump station can be used for smaller storm flows.

The Freud station receives wastewater flow through the 16-foot diameter Fox Creek and Ashland relief sewers. Because the Freud Pumping Station is primarily a storm pumping station, very little dry weather flow is received. During storm flows, the sanitary pumps

are not operated. At high wet well levels, storm water pumps discharge to the Conner Creek RTB. When the Conner Creek Pump Station capacity is exceeded, storm water overflows into the Fox Creek and Ashland relief sewers that discharge to the Freud Pumping Station.

Appendix D of the 2026-2030 GLWA Capital Improvement Plan provides additional information on the existing Freud Pump Station:

The Freud Pump Station consists of a pump house, wet well, and transformer enclosure area. All wastewater flow to the Freud Pumping Station is combined sanitary sewage and stormwater overflow from the East Jefferson Relief Sewer. This overflow occurs when the handling capacity of the Conner Creek Station has been exceeded. The station's primary goal is to store as much wastewater as possible until it can be pumped back to the Conner Creek Pumping Station using dewatering and sanitary pumps. From the Conner Creek Station, the wastewater is transported to the Detroit WRRF. The Freud Pumping Station wet well and corresponding relief sewers provide 20 million gallons of in-line storage.

Fox Creek Relief Sewer Interception

The Fox Creek Relief Sewer originates to the north of East Jefferson Avenue and Jefferson Chalmers. As described above, flow from the Fox Creek Relief Sewer is transported to the Conner Pump Station via the Jefferson Avenue East Relief Sewer. A wier (concrete wall) exists within the system where the Fox Creek Relief Sewer turns to meet the Jefferson Avenue East Relief Sewer. Flow from north of East Jefferson Avenue must top this wier to enter the Fox Creek Relief Sewer that is located south of East Jefferson Avenue and connected to the existing Freud pump station.

Adjacent to this wier to the east is where the Fox Creek Enclosure meets the Jefferson Avenue East Relief Sewer. There is ongoing construction in this area where the Fox Creek intersects East Jefferson Avenue. A draft April 2024 GLWA Board of Directors Resolution states that GLWA seeks an easement for installation of a permanent combined sewage pipe connecting the Fox Creek Enclosure to the parallel Fox Creek Relief Sewer. It is unclear if this easement was finalized and if this connection is being pursue as part of the ongoing work in the East Jefferson-Fox Creek area.

Commissioners may wish to discuss with GLWA if it would be feasible to intercept the Fox Creek Relief Sewer in a different location, such as north of Jefferson Avenue, and how interception at a different location further away from the existing Freud pump station would impact the stated purpose of servicing and maintaining the pump station during dry weather.

Attachments: GLWA Freud CPC Report 11202024
November CPC Presentation - Staff
November CPC Presentation - GLWA
P&DD Master Plan Interpretation

cc: Alexa Bush, Director, P&DD
Greg Moots, P&DD
David Bell, Director, BSEED
James Foster, BSEED
Conrad L. Mallett, Corporation Counsel
Bruce Goldman, Law
Office of Latisha Johnson, City Council Member, District 4