

# City of Detroit

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## CITY PLANNING COMMISSION

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**TO:** City Planning Commission

**FROM:** Kimani Jeffrey, City Planner

**RE:** Request to consider the request of Rock Economic Development Group to amend Article XVII, Section 50-17-3, District Map No. 2 of the 2019 Detroit City Code, Chapter 50, Zoning, for a Planned Development (PD) modification to modify the terms and conditions of the PD zoning classification established by Ord. 42-95 at the property commonly known as 1326 St. Antoine, generally bounded by St. Antoine, Clinton Avenue, I-375 Freeway and Macomb Street (shown in map below).

The proposed PD modification is being requested in order to allow for the construction of a proposed multi-story building referred to as the Gratiot Life Sciences Building.

**DATE:** April 15, 2025

A public hearing is scheduled to be held on April 17<sup>th</sup> before the CPC regarding the petition of Rock Economic Development Group for a PD modification to modify the PD zoning classification established by Ord. 42-95 at the property commonly known as 1326 St. Antoine, generally bounded by St. Antoine, Clinton Avenue, I-375 Freeway and Macomb Street (shown on the map below). The proposed PD modification is being requested in order to allow for the construction of a proposed multi-story building referred to as the Gratiot Life Sciences Building.



## Proposed Gratiot Life Sciences Building

### BACKGROUND

The subject site is the former site of the Wayne County Juvenile Detention Center, which was demolished at the end of 2024. This site was rezoned from B4 (General Commercial) to PD in 1995 at the request of Wayne County in order to develop the Detention Center. A [long history of proposals](#) in the area have preceded the project that is currently before you. The original Ordinance, Ord No. 42-95 that established this PD, is attached for your reference.



### PROPOSAL

The proposal that is currently before the City Planning Commission only pertains to one parcel of the larger subject area. The site that is currently planned to be developed is bounded by Clinton Ave., I-375, Macomb Street and Clinton Ave. The full block is planned to undergo a parcel split to separate the western portion of the block to be developed now, from the eastern portion to be developed in the future once a project is identified.



The proposed building is planned to be six-stories at 101'-6" tall and totals 214,509 gross square feet. The project will serve as a multi-tenant Life Science building for cancer research and outpatient treatment. Some of the space will be used for molecular imaging and theragnostic services (combines diagnosis and therapy into a single treatment strategy) in addition to life science research and radio pharmacy support. Other spaces in the building will house shared instructional learning spaces and amenities. Lastly, the building will also act as an incubator laboratory space for start-up subtenants.

The remainder of the 14 acre site will be developed in future, yet-to-be-determined phases. However, what is currently known is that the rest of the site will also be used to create a larger innovation district that will focus on sciences, technology, and entrepreneurship.

## **PLANNING CONSIDERATIONS**

### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

**North:** PD; Former failed county jail and unrealized casino site, vacant

**East:** I-375 with R6 Lafayette Park beyond

**South:** SD5; Hollywood Casino Hotel and parking garage

**West:** PD; former Wayne County Jail

## **MASTER PLAN CONSISTENCY**

The subject rezoning site is located within the Central Business District area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows Institutional (INST). The zoning district is not proposed for rezoning, but rather a modification of the existing PD district. However, the health and science focused nature of the proposal appears to be consistent with the intent of the institutional designation. According to the Master Plan, the status applies to educational, religious, health, or public use. This proposal does fit the character of these activities. Staff is consulting the Planning and Development Department on this matter.

## **EXISTING & PROPOSED ZONING**

### **PLANNED DEVELOPMENT DISTRICT**

The PD Planned Development District will permit planned developments throughout the City and will be particularly useful in district areas established in accordance with Section 74 of the Michigan Blighted Area Rehabilitation Act, being MCL 125.74, for urban renewal. Such planned developments shall be substantially in accordance with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are residential, retail and local services, industrial, mixed use, parks and open space and other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by

permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation. Developers are advised to confer with the Planning and Development Department or the City Planning Commission to ensure compliance with this Code before investing large amounts of time and energy in preparing plans and proposals.

The development team has been engaged with the Downtown Detroit Partnership, the Greektown Neighborhood Partnership and the Lafayette West Apartments and seeks to continue these conversations.

More information will be shared in the presentation to the Commission during the public hearing that will further flesh out more details of the proposal and answer questions that naturally arise regarding demolition activities and other aspects of the plan for the site.

Attachment:

cc: Alexa Bush, Director, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
James Foster, BSEED  
Ronald Brundidge, Director, DPW  
Conrad Mallett, Corporation Counsel  
Bruce Goldman, Law  
Daniel Arking, Law