

Donovan Smith
Chairperson

Vice Chair/Secretary

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

City of Detroit

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, Staff

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. **(RECOMMEND APPROVAL)**

DATE: July 17, 2025

RECOMMENDATION

Having completed its review of the requested zoning map amendment and based on the analysis provided in the CPC staff report dated June 25, 2025, and a July 15, 2025, meeting with the Great Lakes Water Authority and the Planning and Development Department, CPC staff recommends approval of a PD zoning classification for the subject property with the following conditions:

1. That the building shall not exceed 42 feet in height inclusive of the parapet screen wall.
2. That rooftop mechanical equipment is screened from view in accordance with the zoning ordinance.
3. That any site and building-mounted lighting utilize full-cutoff fixtures to prevent glare as indicated in the July 2025 proposed plan set attached to this memo.
4. That the site is maintained in a neat and orderly fashion, managing dust and collecting and disposing of debris and rubbish, through all phases of construction of the pumping station in accordance with city regulations.
5. That final site plan, elevations, landscape plan, lighting plan, and stormwater management plan be submitted for review and approval by the City Planning Commission staff prior to application being made for applicable permits.

This action will also require that CPC waive the two-acre minimum size requirement for a PD zoning District.

CPC staff also recommends that City Council consider passage of a resolution memorializing or acknowledging the installation, care, and maintenance of landscaped areas proposed along the north

and south sides of the rerouted Freud Street, two blocks east and two blocks west of the pumping station site and authorize staff to address. This could involve the properties being conveyed to the City or a neighboring property owner, etc. These sites are outside of the requested rezoning so this would help ensure that the landscaping is addressed.

Attached for the Commission's information and review is the complete PD set of drawings, which includes a further reduced building height of 42 feet. Some additional modifications may be made to the drawings presented at today's meeting or submitted to staff later. Also attached is a letter from the Jefferson Chalmers Water Project.

Attachments: Proposed Plan Set – July 2025
JC Water Project Letter

cc: Alexa Bush, Director, P&DD
Karen Gage, 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