

Donovan Smith
Chairperson
Rachel M. Udabe
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.

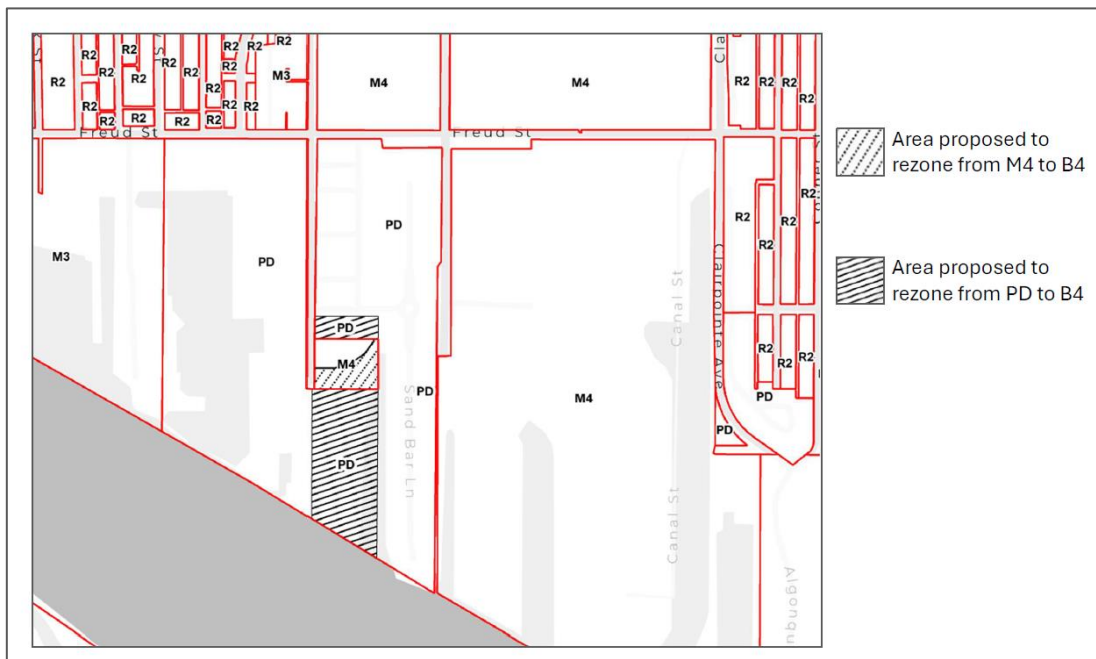
TO: City Planning Commission

FROM: Timarie Szwed, City Planner
Kimani Jeffrey, City Planner

RE: The request of Matthew Walters on behalf of Goat Yard Marine, LLC (doing business as Detroit Boatworks) to rezone the properties at 2 St. Jean, 21 St. Jean, 95 St. Jean Street, and 140 Terminal Street, from PD (Planned Development) and M4 (Intensive Industrial) zoning classification to a B4 (General Business) zoning classification.

DATE: September 3, 2025

On September 4, 2025, the City Planning Commission (CPC) is scheduled to hold a public hearing at the request of Matthew Walters, on behalf of Goat Yard Marine, LLC (doing business as Detroit Boatworks) to amend Article XVII, Section 50-17-32, District Map No. 30 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to a B4 (General Business) zoning classification where a PD (Planned Development) and M4 (Intensive Industrial) zoning classification is currently shown at 2 St. Jean, 21 St. Jean, 95 St. Jean Street, and 140 Terminal Street, generally bounded by Nautical Way to the north, Sand Bar Lane and a canal of the Detroit River to the east, the Detroit River to the south, and St. Jean Street to the west. The location of the proposed rezoning is shown on the map below.



The proposed map amendment is requested in order to permit a marina expansion, including boat yard, inside storage, new boat slips, restaurant and retail. The proposal would amend/remove a portion of the original PD created by Ordinance No. 23-05 in 2005.

BACKGROUND

The subject properties are generally bounded by Nautical Way to the north, Sand Bar Lane and a canal of the Detroit River to the east, the Detroit River to the south, and St. Jean Street to the west.

The subject parcels include the following:

- 21 St. Jean – owned by the petitioner; formerly developed as Precision Marine; CPC staff is still researching if this land is zoned M4 or part of the 2005 PD amendment; research to date shows it is still zoned M4.
- 95 St. Jean – owned by the petitioner; the petitioner purchased in 2018 and has since cleaned up the property and uses for boat storage; it is zoned M4.
- 140 Terminal; a small sliver of land owned by the City; the petitioner is negotiating to purchase this parcel; CPC staff is still checking if this land is zoned M4 or PD, but preliminary research shows it is zoned M4.
- 2 St. Jean – owned by the City; the land is vacant except for western edge used for parking for adjacent public boat launch across the street at 150 St. Jean; this land is zoned PD.

The subject PD was originally created in 2005 by Ordinance No. 23-05. This PD referred to as Morgan Waterfront Estates included 3 phases:

- Phase 1 is located on the east edge of the PD (east of the canal) was to include 40 single family houses; this phase was developed with 43 single-family houses in a gated community referred to as Morgan Waterfront Estates; this includes an improved seawall along the west edge of the property for temporary boat docking.
- Phase 2 located at the northwest corner of the site was to include 60 luxury condominiums; it appears about 20 of these units were built and the remainder of the site is vacant.
- Phase 3 includes the subject 2 St. Jean which contains approximately 6 acres was to include two 18-story luxury condominium towers facing the river; this phase was never built.



The subject rezoning would remove/rezone part of the PD from 2005, but keep the PD associated with phases 1 and 2. 45 St. Jean in the middle of the subject rezoning is developed with Hackett Brass Foundry. CPC staff understands that Hackett Brass is presently selling this building and does not want to lose its M4 designation. The petitioner so far has been unsuccessful in acquiring this property.

PROPOSAL

As noted earlier in this report, the petitioner presently operates boat storage at 21 and 95 St. Jean. The petitioner would like to expand its business in the area and is presently negotiating with the City to purchase 140 Terminal and 2 St. Jean. The petitioner is proposing to provide more access to the waterfront and support the demand of the boating community. Their goal is to retain some of the marine industry that is leaving the City of Detroit due to a lack in marine services. The current owners seek to take a city property which has sat vacant for some years (2 St. Jean) and expand their marine services. The development would include the following:

- A new marina along the canal with new boat slips
- Outside boat storage

- A new warehouse with indoor boat storage, as well as accessory retail and maintenance
- Restaurant building at the south end of the site
- Maintenance of the existing public parking on the west edge of the site for the adjacent public boat launch

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: PD – Developed with residential
 East: PD – Developed with residential
 South: Detroit River
 West: PD – vacant owned by the City of Detroit Parks and Recreation

CURRENT ZONING MAP

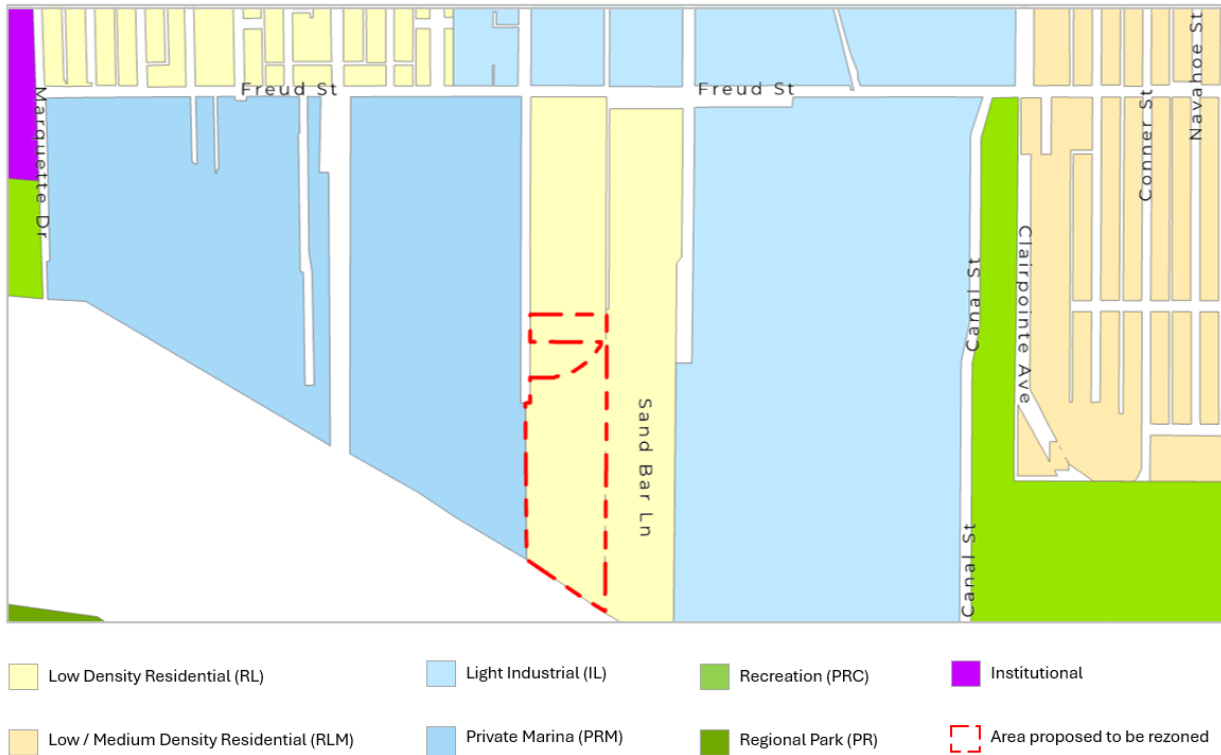


The area surrounding the subject site hosts a variety of uses which include residential, industrial, commercial and parks. M3 and M4 zoned parcels can be seen immediately adjacent to the subject site as well as further to the east and west. In addition to a marina, a variety of uses can be found on the industrially zoned parcels, including but not limited to boat sales, cycle boat tours, and a park. Further west shows W1 and B4 zoning classifications where the historic Waterworks Park is located, as well as a restaurant and event center. To the east and west of the subject site is PR zoning, which include both Belle Isle and Maheras-Gentry Park. Further to the east and northwest of the subject site shows residential ranging from single-family to medium density.

Master Plan Consistency

The current Master Plan Future Land Use Map (FLU Map) shows the subject site as Low Density Residential (RL) as indicated on the map below. The FLU designation for the subject site was amended in 2005. The Planning & Development Department (P&DD) will provide a Master Plan Interpretation for the proposed rezoning.

FUTURE LAND USE MAP



COMMUNITY ENGAGEMENT AND INPUT

The petitioner has submitted a letter of support from the Morgan Estate Homeowner's Association (HOA) which is attached to this report. The Morgan Estate HOA expressed support of the proposed rezoning, indicating that the HOA board voted unanimously in support. The HOA serves the residential properties across the canal from the subject site. The letter expresses support for the improvement and investment that a marina would bring, as well as the downzoning of land currently zoned as M4.

The petitioner has been in contact with and has support of the owner of the business adjacent to the subject site.

Attachments: Public hearing notice
Application for zoning change
Site plans
Topographic survey
Letter of support from Morgan Estate HOA