

Donovan Smith, AICP
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
Frederick E. Russell, Jr.

TO: City Planning Commission

FROM: Timarie DeBruhl, City Planner

RE: The request of Parkstone Development Partners on behalf of Detroit Metal Shaping in conjunction with an initiative of the Detroit City Planning Commission to rezone the property at 5130 14th Street and 2150 Putnam Street from a R2 (Two-family Residential) zoning classification to a M3 (General Industrial) zoning classification to allow for a small-scale custom vehicle fabrication operation, classified as High/Medium Impact Manufacturing or Processing.

DATE: May 19, 2026

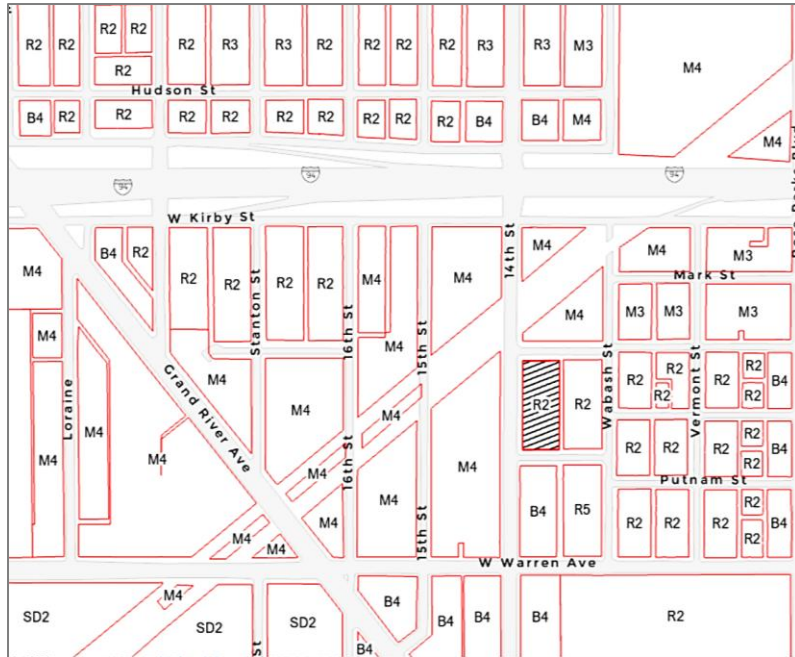
On May 21, 2026 the City Planning Commission (CPC) is scheduled to hold a public hearing at the request of Parkstone Development Partners, on behalf of Detroit Metal Shaping, in conjunction with an initiative of the Detroit City Planning Commission, to amend Article XVII, Section 50-17-7, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a M3 (General Industrial) or PD (Planned Development) zoning classification, where a R2 (Two-family Residential) zoning classification is currently shown on the parcels commonly known as 5130 14th Street and 2150 Putnam Street. The subject area is located on the east side of 14th Street between Merrick Street to the north and Putnam Street to the south.

REQUEST

The original request from Parkstone Development Partners requested the property at 5130 14th Street to be rezoned from the existing R2 to a M3 zoning classification. After reviewing the request, CPC staff determined that a PD zoning classification should be explored, in addition to the original request of M3. CPC would then make a recommendation on one of the two options based on the results of the upcoming public hearing, Commissioner feedback and analysis based on the zoning map amendment criteria found in Section 50-3-70 of the 2019 Detroit City Code. 5130 14th is currently developed as a tow yard; the operators of the tow yard are trying to sell the site to be used as a small-scale custom vehicle fabrication business.

Additionally, CPC staff added the Detroit Land Bank Authority (DLBA) owned parcel at 2150 Putnam Street to the proposed rezoning. 2150 Putnam is currently utilized by the existing tow yard operation. Fencing for the tow yard operation encompasses 2150 Putnam. Rezoning the additional parcel would create a uniformly zoned block along 14th Street, between Merrick and Putnam Streets. The DLBA has expressed support of the proposed rezoning, to make the zoning consistent. Below is a map of the proposed location and surrounding zoning.

PROPOSED REZONING AREA



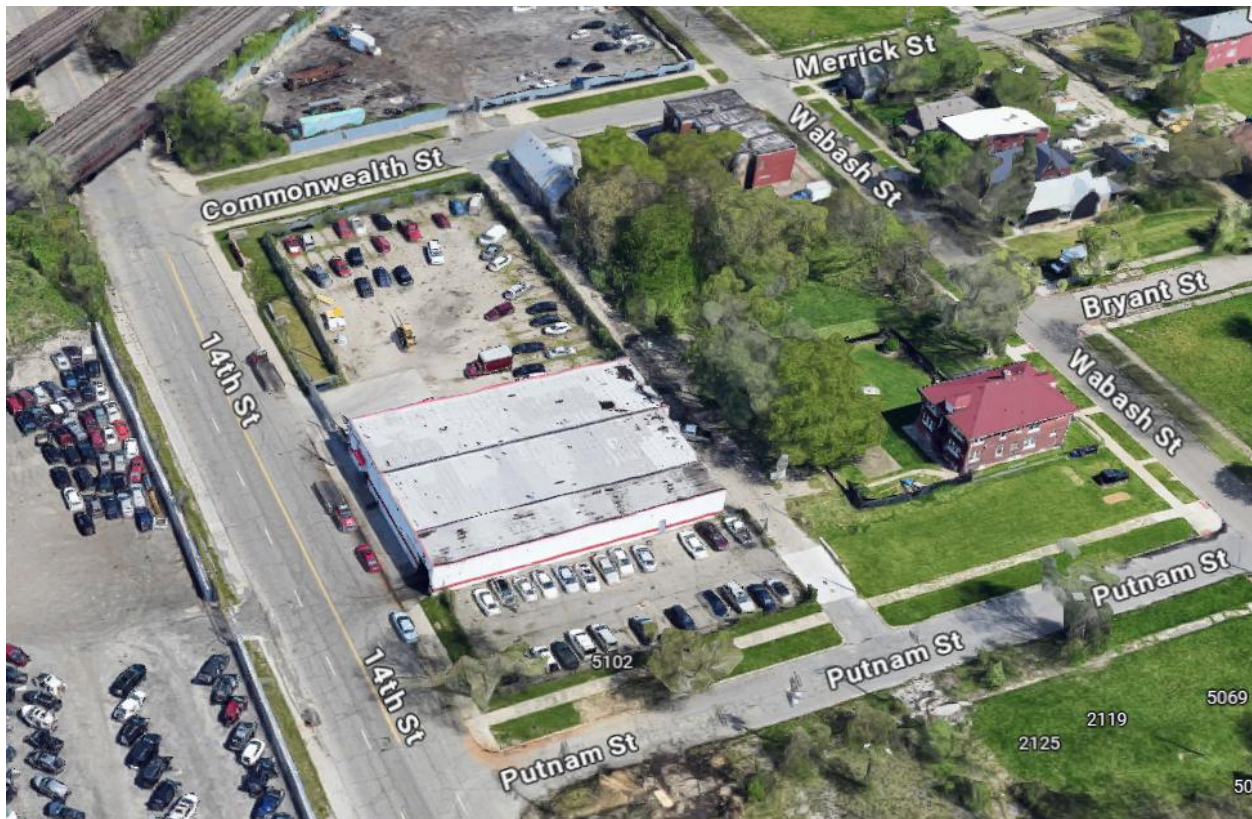
BACKGROUND AND PROPOSAL

The subject rezoning is located in Council District 5, within the Woodbridge neighborhood. It is generally bounded by Merrick Street (incorrectly shown as Commonwealth on some maps in this report) to the north, Wabash Street to the east, Putnam Street to the south, and 14th Street to the west as shown on the image below. The subject site is separated from adjacent residentially zoned properties on Wabash Street by a 20' north-south alley running behind the site.



The site is currently developed as a tow yard, a use not permissible in the existing R2 zoning classification. According to city records, the current permitted use for the site is a nonconforming use for 'Storage' per a building permit issued June 9, 1964. The site has historically been zoned residential, though the former use is industrial. CPC has not found documentation showing that

the existing tow yard use is a legal nonconforming use – there are no permits on record. The site which appears to have had a mix of housing, commercial and industrial uses over the past 100 years, currently contains a 1-story industrial building covering about 10,000 square feet, a gravel tow yard north of the building, and a paved employee parking lot south of the building, all surrounded by a chain-link and corrugated metal fence.



Aerial view of existing tow yard and building

The proposed map amendment is requested to allow for a small-scale custom vehicle operation called Detroit Metal Shaping. This use presently operates a shop in Hamtramck, but is looking for a new location. The proposed use has been classified by the Buildings, Safety Engineering, and Environment Department (BSEED) as High/Medium-Impact Manufacturing and Processing. The proposed use is not permissible in the existing R2 zoning classification. The proposed use is permitted by-right in the M3 zoning classification, and with legislative approval in the PD zoning classification. A list of uses also permitted in the M3 zoning classification is attached to this report.

ZONING CONSIDERATIONS

Surrounding Zoning and Land Use

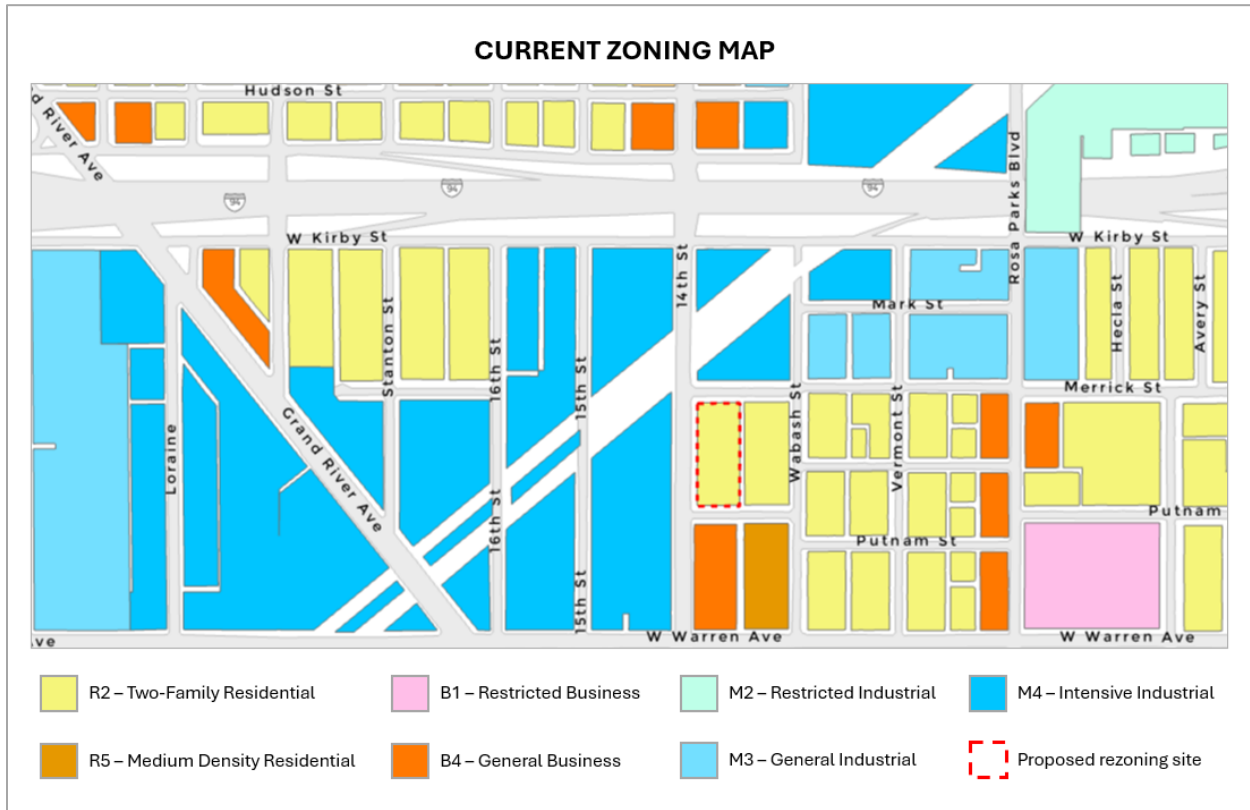
The zoning classification and land uses surrounding the subject property are as follows:

North: M4 – Intensive Industrial - vehicle storage

East: R2 – Two-family Residential - occupied multi-family residential, unoccupied multi-family residential (under renovation), and undeveloped land

South: B4 – General Business - undeveloped

West: M4 – Vehicle storage and scrap yard



Map of surrounding zoning

As indicated on the above map, the area surrounding the subject parcels include a variety of zoning classifications, including residential (R2 & R5 Medium Density Residential), commercial (B1 Restricted Business & B4) and industrial (M2, M3 & M4).

Residential uses permitted in the surrounding area range from single- and two-family residential, to medium density multi-family residential developments. Residentially zoned parcels are found to the east, occupied by both occupied and vacant single- and multi-family residential and undeveloped residentially zoned parcels are found to the east of the subject property. Directly adjacent to the site to the east is a multi-family residential structure currently under renovation and planned for residential occupancy near the intersection of Merrick and Wabash, in addition to the currently occupied multi-family residence located at the northeast corner of Wabash and Putnam, both of which are separated from the subject site by a 20' north-south alley.

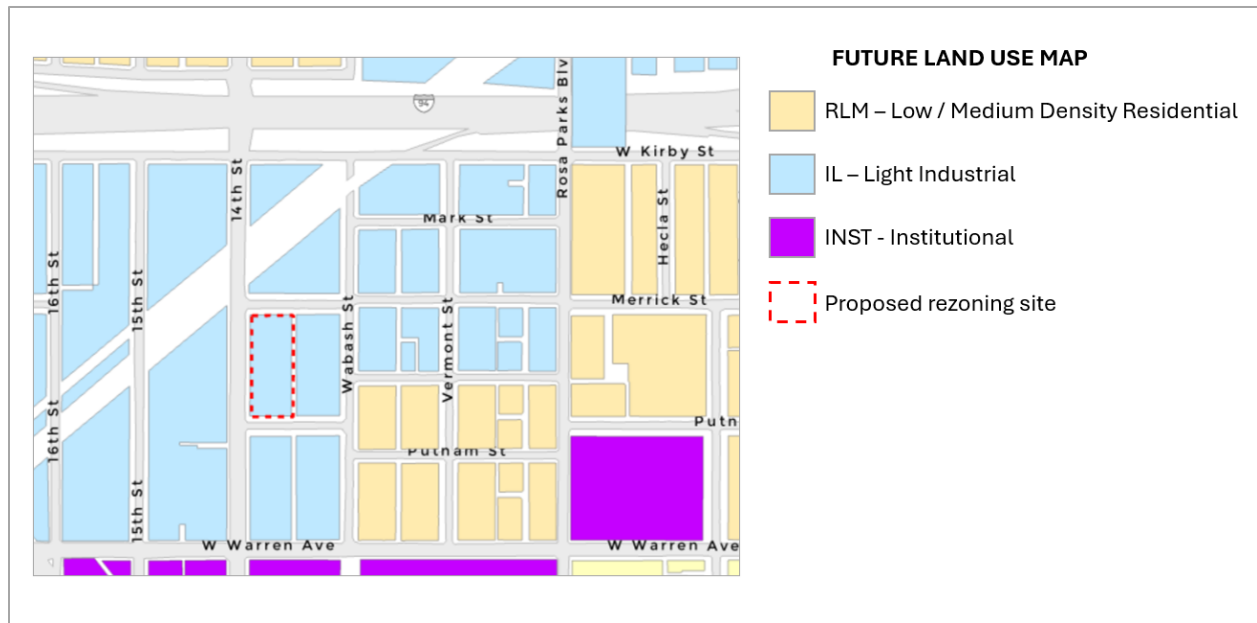
Industrial uses permitted immediately north and west of the proposed rezoning range from uses considered to be relatively low-impact in nature to high impact/intensive industrial uses. These include a motor vehicle scrap yard to the north and west of the subject site.

Commercial uses permitted immediately south of the proposed rezoning include uses of a thorough-fare nature.

Master Plan of Policies

The proposed rezoning site is designated as Light Industrial (IL) on the Future Land Use Map found in the current Master Plan of Policies, as indicated on the map below. The Master Plan Zoning Matrix table, approved by City Council in 2017, does show alignment between the proposed M3 and/or PD zoning classifications, as well as B6 (General Services), M1(Limited

Industrial), M2 (Restricted Industrial), TM (Transitional-Industrial) and W1 (Waterfront-Industrial) zoning classifications, with the current future land use designation of IL. A Master Plan Interpretation will be provided by the Planning & Development Department (P&DD) prior to CPC staff make a recommendation on the proposed rezoning.



PUBLIC ENGAGEMENT

Public engagement by Parkstone Development Partners and Detroit Metal Shaping is ongoing. The petitioner has indicated that community response to the proposed use and rezoning has been generally positive. The petitioner has addressed concerns brought to them by community members throughout the engagement process. To date public engagement has included:

- Presented at a monthly meeting of the Woodbridge Community Council on April 6, 2026 – *attended by CPC staff*
- Presented at a neighborhood meeting hosted by the Woodbridge Neighborhood Development Corporation on April 15, 2026 – *attended by CPC staff*
- Maintaining an up-to-date website describing the proposed project and rezoning. This site includes dates, times, and locations of public meetings. The site was recently updated with information for the May 21, 2026 public hearing. The website can be found at the following link: <https://parkstonedevelopment.com/project/detroit-metal-shaping-rezoning/>
- Hosting an open house at the current location of Detroit Metal Shaping, for interested members of the community
- Engagement with residents and property owners of Wabash Street east of the proposed project.

Community members and organizations have overwhelmingly expressed that the proposed use is more desirable than the existing tow yard. Community members brought concerns regarding parking, noise, vehicle storage, and environmental impact to the petitioner. The petitioner responded to these concerns as follows:

- Parking: customers will drop-off vehicles, therefore the need for parking will be minimal
- Noise: the petitioner has indicated that the business will not produce loud noises, and that hours of operation will end at 6 pm
- Environmental: the proposed use will take place solely indoors, with little negative environmental impact
- Vehicle storage: the petitioner has indicated that the vehicles currently stored on the property will be removed. The proposed use will not include storage of inoperable motor vehicles

Notices for the CPC hearing were sent to residents and taxpayers of record within a 450 foot radius of the subject property. The public hearing was also advertised on the petitioner's website.

STAFF ANALYSIS

CPC staff will provide an analysis of the proposed rezoning based on the criteria provided in Section 50-3-70 of the 2019 Detroit City Code, which is used to determine the appropriateness of a zoning map amendment, following the May 21, 2026 public hearing.

Attachments: Application for rezoning
Public hearing notice
List of uses permitted in M3 zoning district
Draft – ALTA survey
Purchase agreement

CC: Dara O'Byrne, Interim Director, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
Daniel Arking, Law Department
David Bell, Director, BSEED
Jayda Philson, BSEED
James Foster, BSEED