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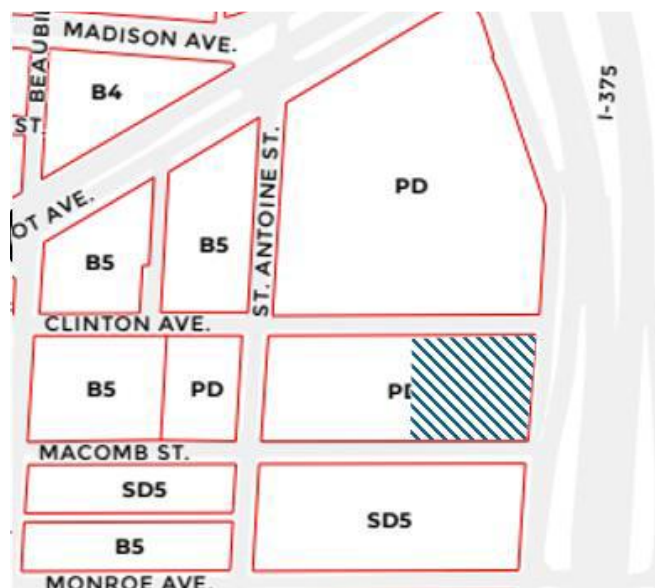
TO: City Planning Commission

FROM: Kimani Jeffrey, City Planner

RE: Request of Goodman Yards Development LLC on behalf of Bedrock to amend Article XVII, Section 50-17-3, District Map No. 2 of the 2019 Detroit City Code, Chapter 50, Zoning, to modify the terms and conditions of the PD (Planned Development District) zoning classification established by Ordinance No. 42-95 at the property commonly known as 680 Clinton Street to allow for supportive parking for the adjacent development

DATE: July 27, 2026

A public hearing is scheduled to be held on July 30, 2026, before the City Planning Commission (CPC) regarding the petition of Goodman Yards Development LLC on behalf of Bedrock for a PD modification to modify the terms and conditions of the PD zoning classification established in 1995 by Ordinance No. 42-95 at the property commonly known as 680 Clinton Street. The property is located just north of Greektown and generally bounded by Clinton Street on the north, the I-375 Freeway on the east, St. Antoine on the west, and Macomb Street on the south (shown on the map below).



Map of proposed PD modification at Clinton St. and I-375

The proposed PD modification is being requested in order to allow for accessory parking for the adjacent Gratiot Life Sciences building that is currently being constructed.

BACKGROUND

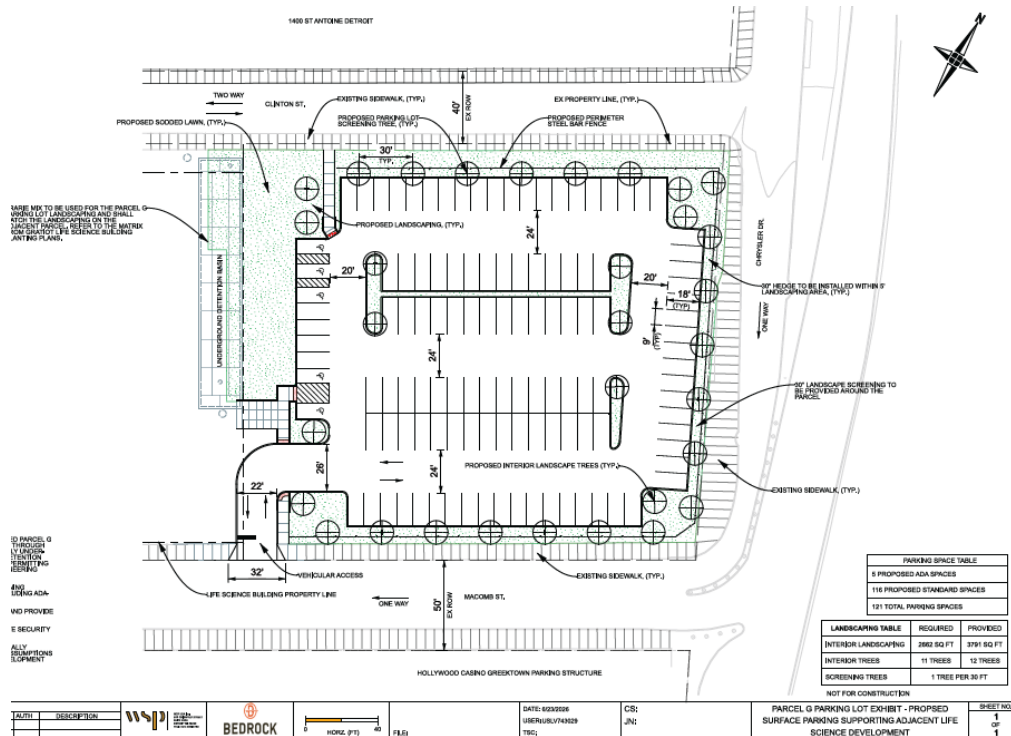
As noted earlier, the block bounded by Clinton, I-375, Macomb and St. Antoine was rezoned to PD in 1995 via Ordinance No. 42-95 to allow for the construction of a juvenile detention center located in close proximity to the Frank Murphy Hall of Justice. In late 2024, the juvenile detention center was demolished. More recently, in 2025 Ordinance No. 2025-24 was adopted to modify the PD on the west half of the block. This modification was to allow for the establishment of the new Gratiot Life Sciences Building by the Rock Development Group. BAMF Health and Henry Ford Health will be the primary tenants for this new building which is currently under construction.



Photo of Gratiot Life Sciences Building under construction

PROPOSAL

The subject site is proposed to be developed as a landscaped surfaced parking lot serving the patients of BAMF Health. The lot will have 121 parking spaces to be used by employees and patients of the Gratiot Life Sciences building. The site plan is shown below. Vehicle access will be on the south end of the site off of Macomb Street. The lot will be surrounded by a fence and have gated access. Details of the fencing and landscaping are still being finalized. The full block has undergone a parcel split to separate the western portion from the eastern portion of the block.



Site plan of proposed parking lot

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

- North:** PD; vacant former failed-jail site
- East:** R6 (High Density Residential); across I-375 developed with Lafayette Park
- South:** SD5 (Casinos); Hollywood Casino Hotel and parking garage
- West:** PD; formerly the 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 is not proposed to be changed since it will remain PD. However, the health and science focused nature of the proposal is consistent with the intent of the institutional designation. The parking will support this activity. According to the Master Plan, the status applies to educational, religious, health, or public use. This proposal does suit the character of these activities. CPC staff are consulting staff from the Planning and Development Department (PDD) on this matter.

Parking and Landscape Analysis

The proposed surface parking lot contains approximately 121 parking spaces to serve the adjacent Gratiot Life Sciences Building. Under the Detroit Zoning Ordinance, parking lots containing more than 100 spaces are required to provide a minimum of 22 square feet of interior

landscaped area per parking space, resulting in approximately 2,530 square feet of required interior landscaping. Based on the site plan, landscaped islands are distributed throughout the parking lot. The lot includes shade trees that satisfy interior landscaping standards. The plan also provides perimeter landscaping along public street frontages to soften the visual impact of the parking area and improve stormwater management. An underground stormwater detention basin is also located between the building and proposed parking lot.

Map Amendment Criteria

Recommendations and decisions on a zoning map amendment shall be based on consideration of the criteria below from Section 50-3-70 of the Zoning Ordinance. Preliminary staff comments are provided following each criterion:

- 1) *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact.*
The request responds to a changed parking need resulting from development of the new adjacent Gratiot Life Sciences development.
- 2) *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of the zoning code.*
The property will remain PD, and the supportive parking is consistent with the institutional land use designation and the purposes of planned development. PDD is expected to provide a master plan interpretation report.
- 3) *Whether the proposed amendment will protect the health, safety, and general welfare of the public.*
The proposed parking use is not expected to adversely affect public health, safety, or general welfare, subject to applicable site plan and code review.
- 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.*
The site is within a fully serviced downtown area, and no unusual demand on public facilities or services is anticipated.
- 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.*
No significant environmental impacts are anticipated. Stormwater, lighting, landscaping, and site operations will be addressed through adherence to code requirements.
- 6) *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.*
The use is supportive of the adjacent development and is not expected to create significant adverse impacts on nearby properties as it is bounded by a freeway and parking garage with little pedestrian activity where ingress/egress will be located.
- 7) *The suitability of the subject property for the existing zoning classification and proposed zoning classification.*

The existing PD classification remains appropriate and provides a suitable framework for the proposed parking use and future development.

8) *Whether the proposed rezoning will create an illegal “spot zone.”*

The amendment modifies an existing PD district and does not create an illegal spot zone.

PUBLIC OUTREACH AND CONCLUSION

The development team has been engaged with the Downtown Detroit Partnership and the Greektown Neighborhood Partnership with regard to this proposal.

CPC staff preliminary review finds that the proposal is reasonable as it will help the patients undergoing treatment at the health facility and generally satisfies the applicable zoning amendment criteria. The public hearing will allow for greater review and analysis of the site plan and the proposed PD modification.

Attachment

cc: Dara O’Byrne, Deputy Director, PDD
Greg Moots, PDD
David Bell, Director, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law