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TO: City Planning Commission

FROM: Dolores Perales-Lara, City Planner
Eric Fazzini, City Planner

RE: The request of the Great Lakes Water Authority (GLWA) to modify an existing Planned Development zoning classification created by Ordinance No. 642-G on three parcels commonly known as 12400 and 12440 E. Jefferson Avenue and 1001 Clairpointe Street, generally located at the southwest corner of Jefferson Avenue and Clairpointe Street.

DATE: July 28, 2026

On July 30, 2026, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of the Great Lakes Water Authority (GLWA) to amend Article XVII, Section 50-17-33, District Map No. 31 of the 2019 Detroit City Code, Chapter 50, Zoning, by modifying an existing Planned Development (PD) zoning classification created by Ordinance No. 642-G on three parcels commonly known as 12400 and 12440 E. Jefferson Avenue and 1001 Clairpointe Street, generally located at the southwest corner of Jefferson Avenue and Clairpointe Street. The proposed rezoning is indicated as the shaded area on the accompanying map.



Zoning map showing proposed rezoning location

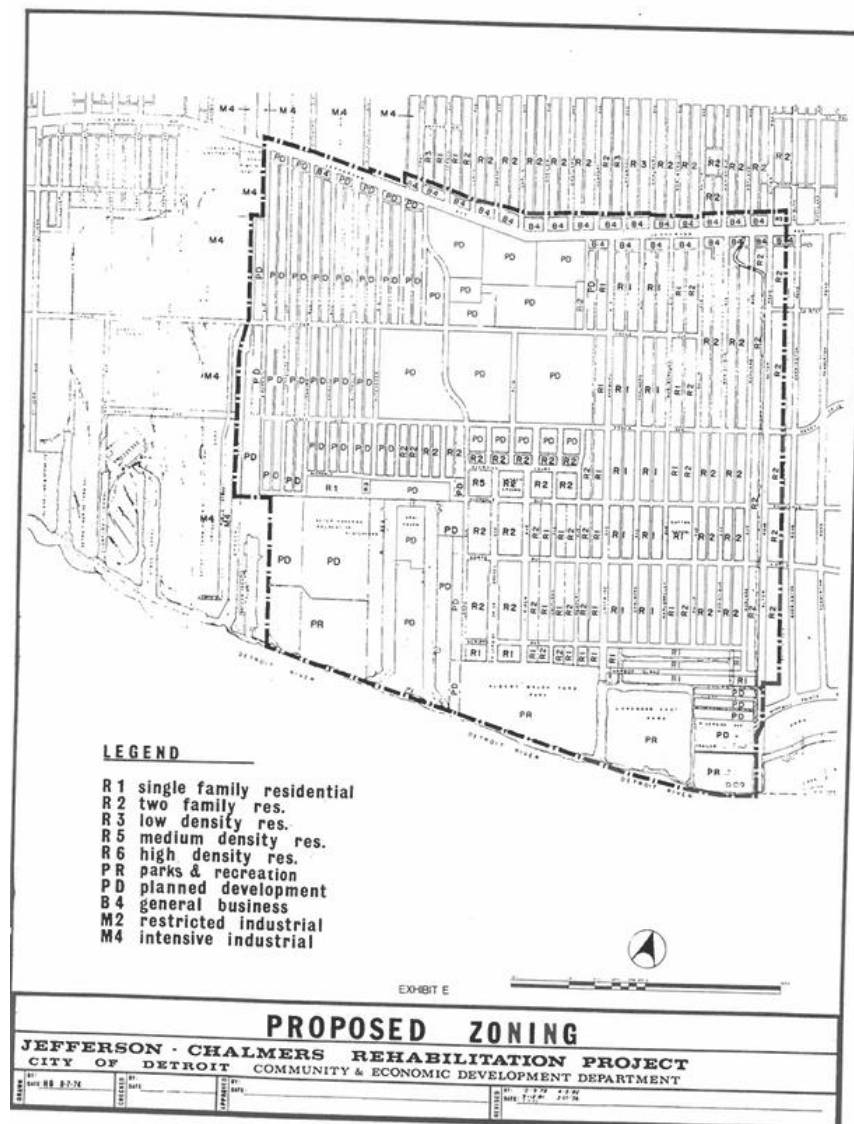
BACKGROUND AND REQUEST

Request

The site was previously developed with East Lake Baptist Church (ELBC) which has been purchased by GLWA. All the subject parcels are now owned by GLWA, except for a small parcel owned by the Detroit Land Bank Authority (DLBA) located at 12440 E. Jefferson Avenue. This PD modification is being requested to permit the construction of a new sanitary pump station. The existing PD category of Religious Institution does not support the proposed sanitary pump station. The requested PD amendment to permit the Major Utility use category would allow the site to be developed and operated as a sanitary pump station.

Urban Renewal Area (Historic PD Zoning)

The subject area is currently within the Conner Creek community and City Council District 4. The site is also located within the former Jefferson Chalmers urban renewal area created by City Council in 1971. The general boundaries of this urban renewal area are East Jefferson Avenue, Alter Road, the Detroit River, and Clairpointe Street shown on the map below.



Map of Jefferson Chalmers project area.

The parcels located at 12400 and 12440 E. Jefferson Avenue and 1001 Clairpointe Street were originally included within the project boundary of the Jefferson Chalmers development plan. The plan's land use provisions for these parcels allowed institutional, housing, and commercial uses. In a modified development plan from 1995 and 2001, these parcels were shown to have specific parcel requirements under the institutional, commercial, and housing use categories. These provisions permitted a union hall, community center, church, and duplex/ townhouses or garden apartments.

Past Zoning

The subject site was originally rezoned to PD in 1995 via Ord No 9-95. Prior to their rezoning to PD, the parcels were zoned R2 (Two-Family Residential), B4 (General Business) and M2 (Restricted Industrial). The zoning was changed to PD to align with the urban renewal development of the Jefferson Chalmers plan and to allow for the construction of the new East Lake Baptist Church

Eastlake Baptist Church

The city's Base Unit Tools indicates that Parcel 21000410 (1001 Clairpointe) where Eastlake Baptiste Church is located was purchased by GLWA in 2019. It is staff's understanding that GLWA has allowed Eastlake Baptist Church to use the church building on this site since 2019 as they seek a new church building location. No improvements have occurred to the existing church building and GLWA has stated they intend to use the interior of the building for storage.



Map of existing site as viewed from an aerial perspective.

Existing Conner Creek Pump Station at 12264 East Jefferson Ave

The site subject to this request is related to and immediately to the east of the existing Conner Creek Pumping Station shown in the Google Streetview image below. The small rectangular building shown below along East Jefferson, and in front of the historic round house storm pump station building, houses a sanitary pump station constructed in 1958. The existing Conner Creek Pumping Station site is on a separate parcel from the Eastlake site and is zoned M4 Industrial which permits by-right improvements for pumping stations.



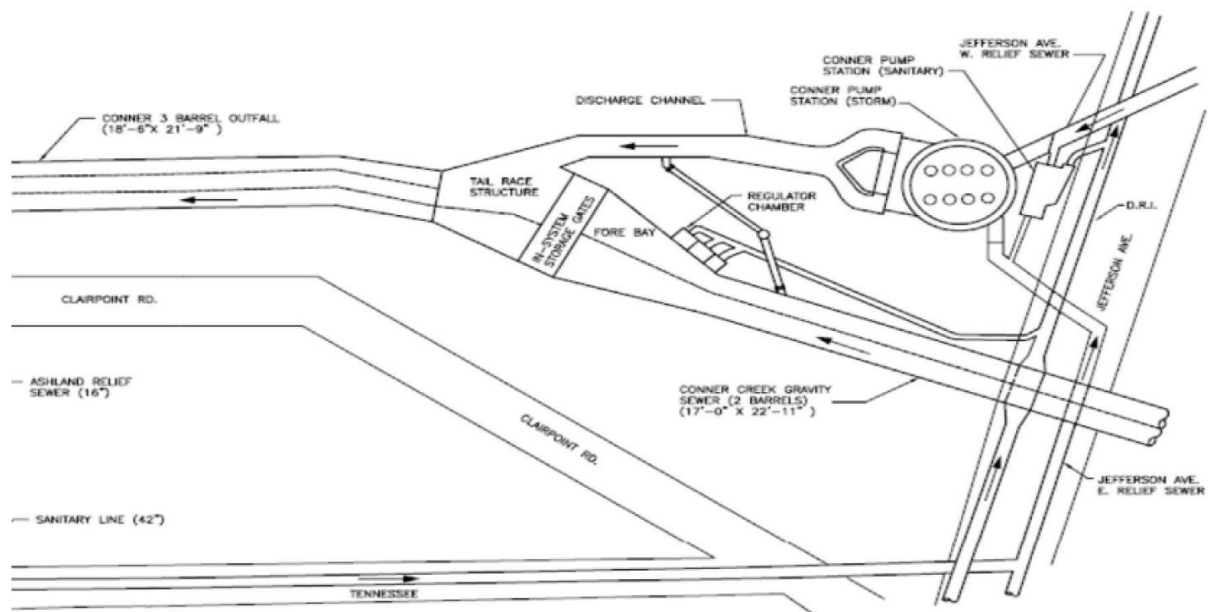
July 2025 Google Streetview of existing Conner Creek Pumping Station at 12264 E. Jefferson.

2020 GLWA Wastewater Master Plan

Conner Creek Pumping Station is located at 12244 East Jefferson at Clairpointe. It receives both sanitary and storm flows from two 14-foot diameter sewers, the Jefferson Avenue East and West relief sewers. This large pumping station contains eight storm pumps each rated at 492 cfs (318 mgd), two sanitary pumps each rated at 110 cfs (71.1 mgd), one sanitary pump rated at 75 cfs (48.5 mgd) and one sanitary pump rated at 40 cfs (26 mgd). During dry weather conditions, sanitary flow is pumped to the Detroit River Interceptor (DRI). During storm conditions, flows that cannot be pumped into the DRI are discharged to the Conner Creek RTB, which discharges to the Detroit River. The station is currently under study for potential renovation or replacement.

2026-2030 GLWA Capital Improvement Plan – Appendix D

Sewage flows by gravity to the Conner Creek Pumping Station through the western and eastern East Jefferson Avenue relief sewers. These sewers are designed to carry both sanitary sewage and storm water to the Conner Creek Pumping Station wet wells. The Conner Creek Pumping Station is required because the elevation of the relief sewers is too low to allow the sewage to continue to flow by gravity to subsequent treatment facilities or to the Conner Creek CSO Basin. During normal dry weather flow, wastewater is discharged to the DRI. During wet weather, the wastewater is discharged to the Conner Creek CSO. This station consists of a sanitary pump house, stormwater pump house, switch house, and backwater gates. During normal dry weather flow, wastewater is discharged by four sanitary pumps (two 71 MGD, one 48 MGD, and one 38 MGD) to the Detroit River Interceptor (DRI). During wet weather, eight stormwater pumps (318 MGD each) discharge combined wastewater to the Conner Creek CSO.



Schematic of Existing Conner Creek Pump Station from CIP

Proposal

The proposed rezoning is intended to allow GLWA to permit the construction of a new sanitary pump station that would replace the existing sanitary pump station located at 12264 East Jefferson Avenue, in the small rectangular building immediately to the west of the site described above and shown in the July 2025 Google Streetview image. The proposed sanitary pump station would be located in the front yard of the Eastlake site between the church building and East Jefferson Avenue.



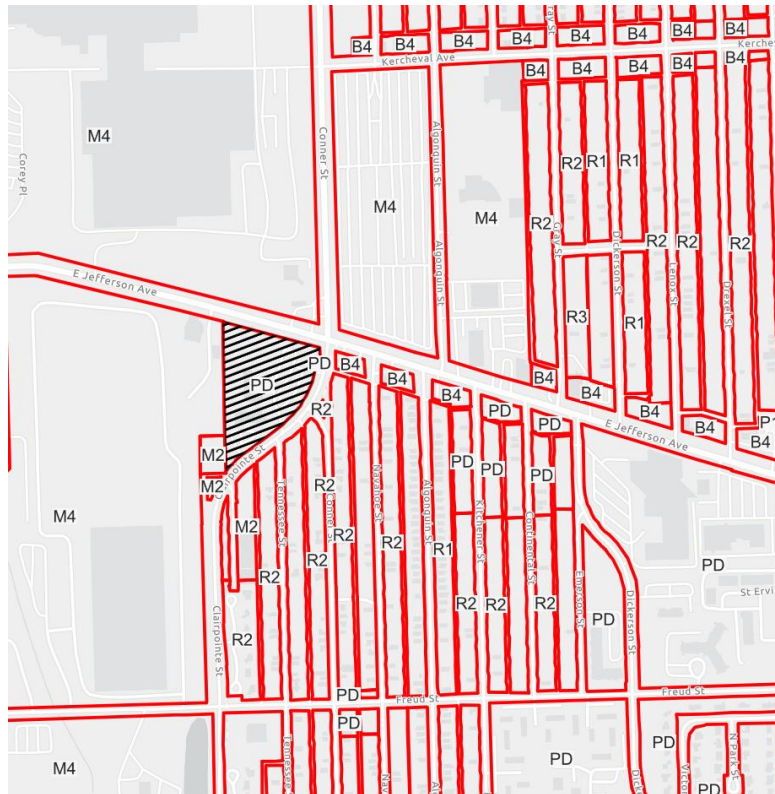
Proposed site rendering viewed from an aerial perspective.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: M4 (Intensive Industrial); developed industrial
East: R2, and B4; vacant residential, developed residential, and developed commercial
South: M2 and R2; vacant residential, religious institution, and developed residential
West: M2 and M4; developed industrial



Zoning Classifications

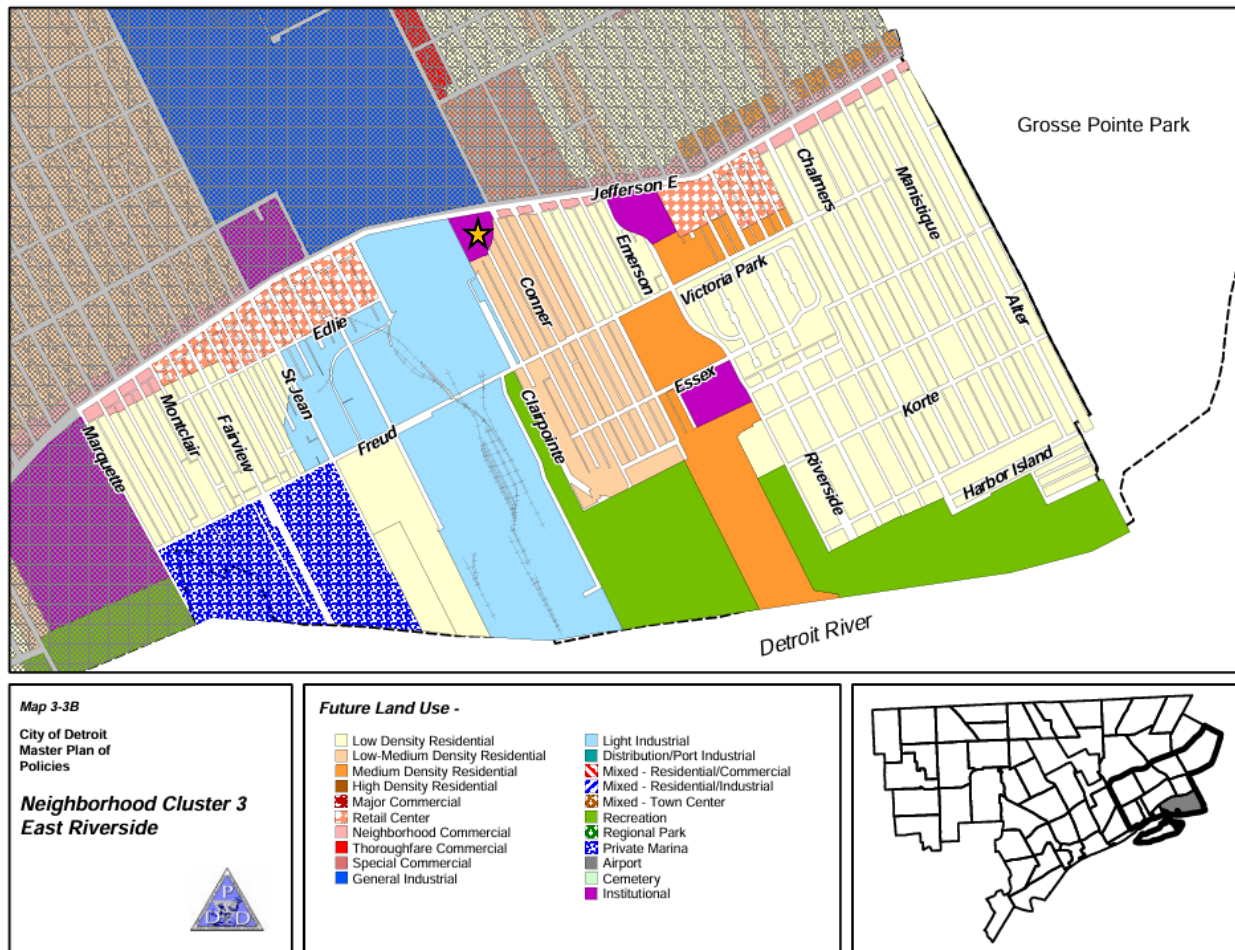
The pertinent zoning district classifications are described as follows:

PD – Planned Development

This district allows planned developments citywide and was especially useful in urban renewal areas. PDs must align with the Master Plan’s goals and with the general land-use category designated for the area (e.g., Residential, Public/Civic/Institutional, Commercial, Industrial, or Other). They should create a desirable environment compatible with surrounding uses. District regulations provide flexibility in development while maintaining safeguards for public health, safety, convenience, welfare, and, when applicable, historic preservation.

Master Plan Consistency

The subject site is located within the East Riverside area of Neighborhood Cluster 3 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Institutional for the subject block. A Master Plan Interpretation will be provided by the Planning and Development Department (P&DD) prior to CPC staff submitting a recommendation regarding the proposed rezoning.



Community Input and Follow-up

Since 2024, quarterly community engagement events have been held by GLWA to provide updates on the Conner Creek Sanitary Pump Station project, answer questions, and gather community feedback.

GLWA indicates that community members have expressed positive or neutral feedback regarding the proposed building design, architectural aesthetics, building height, landscaping and screening elements, and the overall campus layout. Engagement efforts have also provided opportunities to address community questions and concerns throughout the planning process.

The primary concerns raised by community members have focused on three key areas:

- **Future of ELBC:** The most significant concern centered on the future of East Lake Baptist Church. During engagement events, GLWA staff explained that the church is actively seeking new property within the surrounding area to relocate its congregation.
- **Future Community Use of the Property:** Community members expressed interest in preserving a portion of the property as a public park or repurposing the existing church building for community use. GLWA has stated it is unable to use utility funds for park or community center development. In addition, because the pump station is classified as

critical infrastructure, security requirements do not permit public access or community use within the facility.

- **Traffic Impacts Along Jefferson Avenue:** Residents have raised concerns regarding construction and long-term traffic impacts. GLWA has stated that temporary impacts to the nearest eastbound lane of Jefferson Avenue may occur during the final stages of construction for fencing installation, landscaping, and final utility tie-in work. Construction traffic will be minimized by utilizing the additional access point from Clairpointe, reducing reliance on Jefferson Avenue. Once operational, the facility will be unmanned, resulting in minimal long-term traffic associated with facility operations.

According to GLWA, following these discussions, community members expressed an understanding of the project's operational and funding limitations. Since 2024, GLWA project staff have also maintained ongoing communication with District 4 City Council Member Johnson and her staff. To date, no significant concerns have been raised through those discussions.

East Lake Baptist Church Engagement and Feedback

In addition to broader public engagement, GLWA and project staff have continued direct conversations with ELBC to better understand concerns related to the church's transition. During a meeting on July 23, 2026, with CPC staff, a church representative shared concerns regarding the original acquisition of the church property, the lack of assistance from the City of Detroit in identifying a new location for their congregation, and uncertainty surrounding the future of the existing church building. ELBC indicated they had previously understood the building would be demolished but had since learned it may instead be used for storage, prompting questions about why the congregation could not remain in the facility.

Following these discussions, GLWA staff reaffirmed their commitment to maintaining open communication and collaboration with the church throughout the transition process. GLWA staff clarified that a final determination regarding the future of the existing church building has not yet been made, and that plans for portions of the property outside of the designated pump station site continue to be evaluated. On July 27, 2026, CPC contacted ELBC once again to coordinate a meeting between CPC, GLWA, and church leadership to discuss next steps, continue stakeholder engagement, and identify opportunities to support the church during its transition. Currently CPC staff have not received a response from Church leadership.

Attachments:

Public Hearing Notice
Application for Zoning Change
Site Plan
GLWA PPR Presentation

cc:

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Greg Moots, P&DD
David Bell, Director, BSEED
James Foster, BSEED
Conrad Mallett, Corporation Counsel
Bruce Goldman, Law Department