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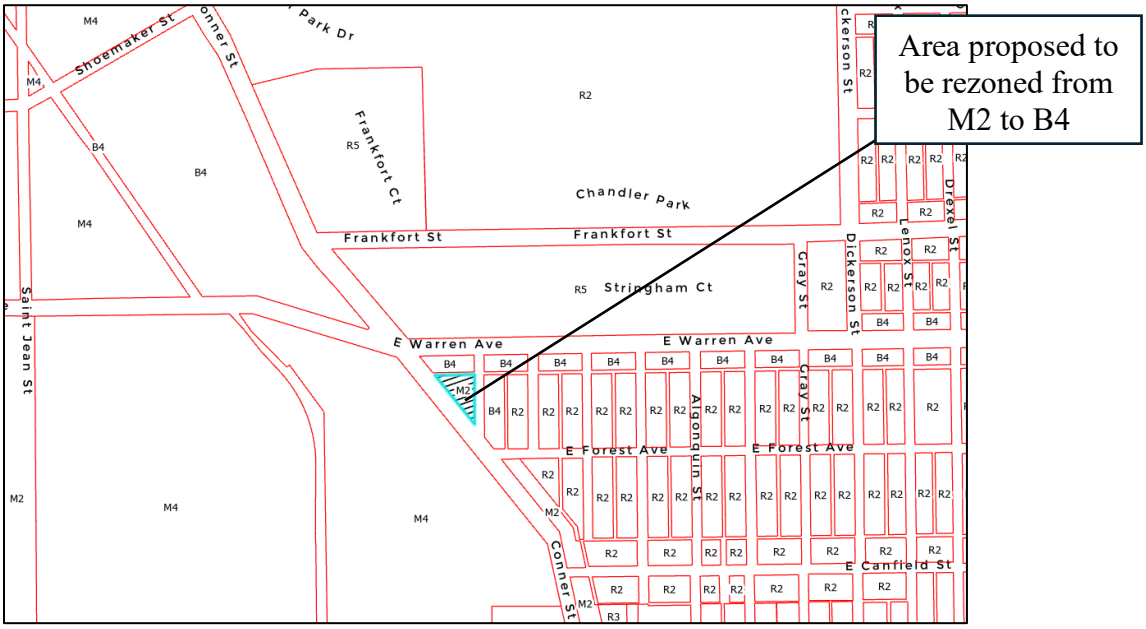
TO: City Planning Commission

FROM: Timarie DeBruhl, City Planner

RE: **The request of Curtis R. Cannon in conjunction with an initiative of the City Planning Commission to rezone the property at 4850 and 4900 Conner Street from a M2 (Restricted Industrial District) to a B4 (General Business District) zoning classification to allow for an adult day care center to operate within an existing church.**

DATE: August 28, 2026

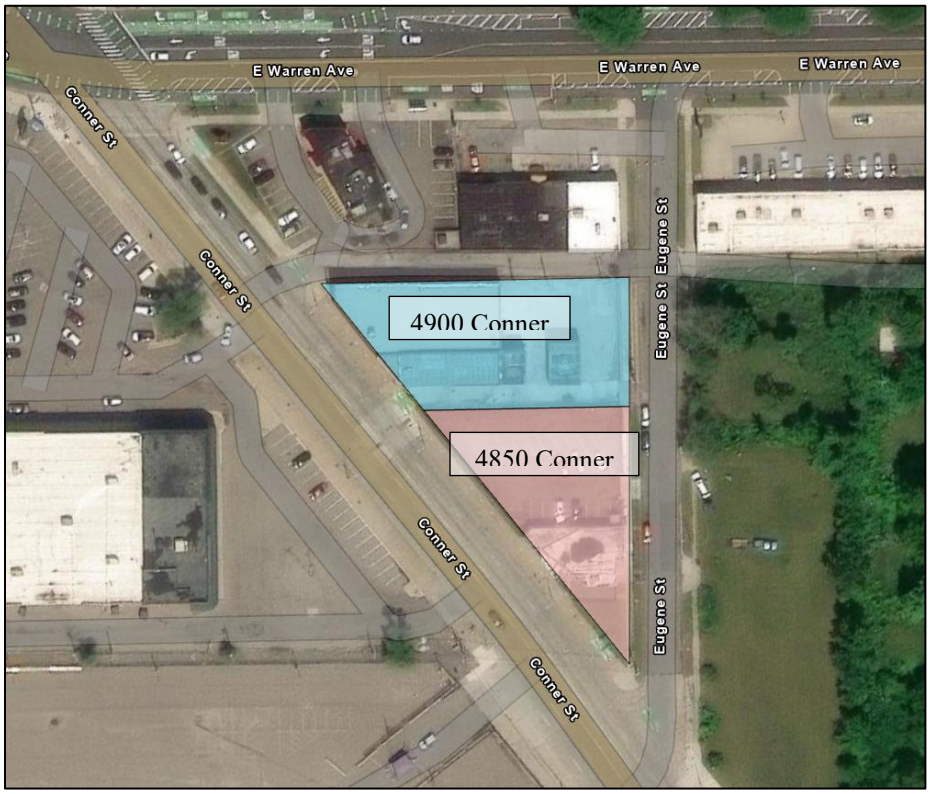
On September 3, 2026, the City Planning Commission (CPC) is scheduled to hold a public hearing at the request of Curtis R. Cannon to amend Article XVII, Section 50-17-35, District Map No. 33 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a B4 (General Business District) zoning classification where a M2 (Restricted Industrial District) zoning classification is currently shown on the parcels commonly identified as 4850 and 4900 Conner, generally bounded by Warren Avenue to the north, Eugene Avenue to the east, and Conner Street to the south and west. The area proposed for rezoning is indicated on the map below.



The original request from Curtis R. Cannon included the property at 4850 Conner, which includes a church building, to be rezoned from the existing M2 to a B2 zoning classification. After reviewing the request, CPC staff determined that a B4 zoning classification would be more appropriate for the site, as it is consistent with the zoning of surrounding land along Warren Avenue to the north and Eugene Avenue to the east. Additionally, CPC staff added the adjacent DTE owned parcel at 4900 Conner to the proposed rezoning. Rezoning the additional parcel will create a uniformly zoned block along Conner Street.

BACKGROUND AND PROPOSAL

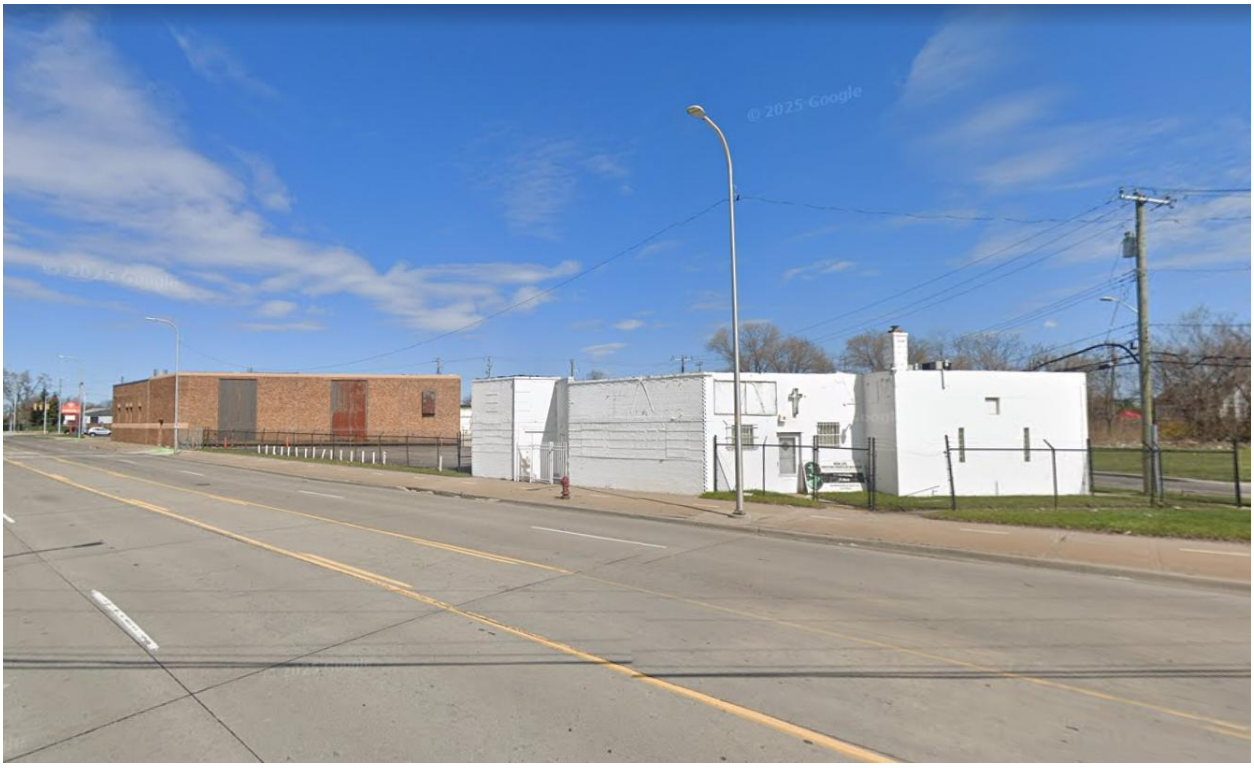
The subject parcel at 4850 Conner is currently developed with a church and parking lot, owned and operated by the petitioner. The subject parcel at 4900 Conner is currently developed with a DTE electrical substation. The petitioner intends to utilize the existing church building, with no major changes or renovations planned. The subject parcels are shown in the aerial image below.



Proposed rezoning site

The proposal includes using the existing church building as an adult day care center on weekdays, in addition to the current church operations. The proposal does not include any exterior renovations or major structural changes. The proposed adult day care center will utilize the existing parking lot for pick up and drop off of care clients -no pick-up or drop-off activities will occur on Conner or Eugene. The proposed adult day care center is not permitted in the existing M2 zoning classification.

The parcel at 4900 Conner will continue operating as an electric substation owned and operated by DTE. The existing substation use is conditional in the proposed B4 zoning classification. DTE has been made aware of the proposed rezoning and has no objections.



Existing conditions of 4850 and 4900 Conner

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

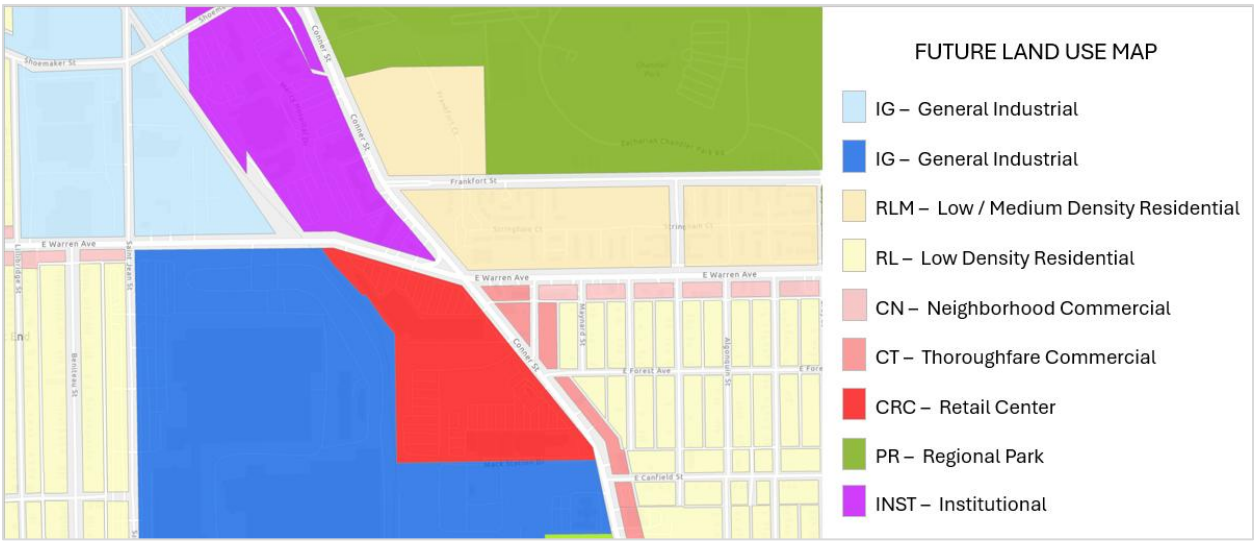
The zoning classification and land uses surrounding the subject property are as follows:

North:	B4 – General Business, developed with fast-food restaurant (Popeye's)
East:	B4 – General Business, undeveloped
South:	M2 – Restricted Industrial, undeveloped
West:	M4 – Intensive Industrial, developed with commercial (retail and fast-food)

The area surrounding the proposed rezoning site includes various uses, including commercial, residential and industrial. Land along Warren Avenue east of Conner is zoned B4 and developed as commercial and residential, while land along Warren west of Conner is zoned M4. The M4 zoning on both Warren and Conner is developed with both commercial and industrial uses. The block immediately east of proposed rezoning site is zoned B4 and currently undeveloped land. Further east of the subject site, the area is zoned R2 (Two-family Residential), which is developed for residential uses. Further north of the site a PR (Parks and Recreation) zoning classification is shown, at the location of Chandler Park. Below is a map of the surrounding zoning.

Master Plan Consistency

The current Master Plan Future Land Use Map (FLU Map) shows the subject site as CT (Thoroughfare Commercial), as shown on the map below. The Planning & Development Department (P&DD) is reviewing consistency with the Master Plan .



PUBLIC ENGAGEMENT AND INPUT

Public engagement by the petitioner is ongoing. The petitioner has discussed the proposed rezoning with neighborhood residents and congregation members of the existing church (see attached outreach list and letters of support). The petitioner has indicated that community response to the proposed use and rezoning has been positive. No opposition or concerns have been brought to the petitioner or CPC staff. Letters of support have been provided by the petitioner.

Notices for the September 3rd CPC hearing were sent to residents and taxpayers of record within a 500-foot radius of the subject property. The public hearing was also advertised to congregation members of the existing church.

Attachments: Application for zoning change
Letters of support
Outreach list
Public Hearing Notice

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