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Director

City of Detroit

CITY PLANNING COMMISSION
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January 10, 2023

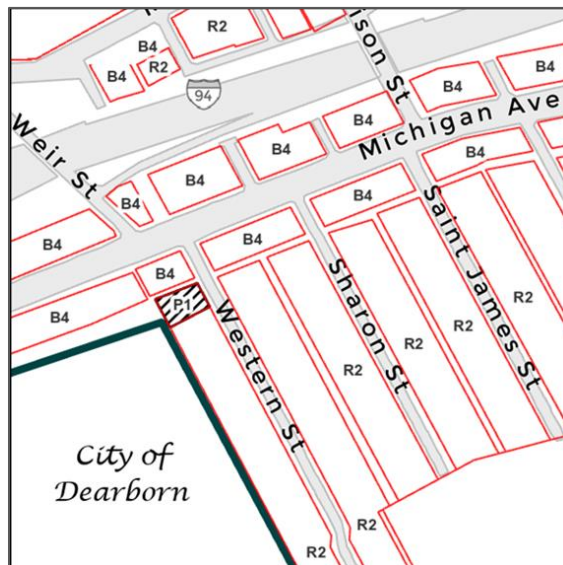
HONORABLE CITY COUNCIL

RE: Request of SER Metro-Detroit and the Collaborative to show a B4 (General Business) zoning district where a P1 (Open Parking zoning district is currently shown for the parcel commonly known as 4423 Western Avenue, generally located on the westside of Western Avenue, bounded by Michigan Avenue to the north and St. Stephens Avenue to the south. **(RECOMMEND APPROVAL)**

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from SER Metro-Detroit and the Collaborative to amend District Map No. 54 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a B4 (General Business) zoning district where a P1 (Open Parking) zoning district is currently shown for the property located at 4423 Western Avenue, generally bounded by Michigan Avenue to the north, and St. Stephens Avenue to the south. The site is located in Council District 6 and measures approximately 0.25 acres in size. There are currently no structures on the site. The site is currently used for parking. The subject parcel is part of the SER Metro-Detroit campus.

The proposed map amendment is being requested to permit the development of a lab for construction training of high school students attending the affiliated charter high school, as well as parking in the rear of the building. The existing P1 zoning does not permit for the construction of buildings, apart from those associated with parking.



Current zoning classification map, with subject parcel hatched. The correct street name is Western Avenue.

STAFF ANALYSIS

Surrounding Zoning and Land Use

The zoning classifications and uses surrounding the subject parcels are as follows:

North: B4 (General Business) – commercial buildings
East: R2 (Two-Family Residential) – residential, single- and two-family dwellings
South: R2 (Two-Family Residential) – residential, two-family dwelling, occupied
West: IC (Intensive Industrial) – located in the City of Dearborn, semi-truck storage



Aerial view of proposed rezoning

Zoning Ordinance Approval Criteria

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's analysis in italics:

- Whether the proposed amendment will protect the health, safety, and general welfare of the public. *The proposed amendment will do so by rezoning the subject parking lot to an appropriate zoning district classification that will allow for the expansion of educational and community services offered on the adjacent sites in a manner consistent with the zoning scheme and fabric of the neighborhood. The rezoning will activate the space on Western Avenue, increasing the area's overall vibrancy and walkability.*
- 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. *It is not anticipated that the proposed rezoning will have significant adverse impacts on the natural environment.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *No adverse impacts are anticipated as a result of the proposed*

rezoning. There is no expected increase in traffic, as traffic for the school will enter the property from Michigan Avenue. Additionally, no increase in noise is expected as a result of the proposed rezoning. By allowing the proposed rezoning, the vitality and walkability of the neighborhood will be improved.

Master Plan Consistency

The subject property is located within the Chadsey area of Neighborhood Cluster 5 of the Detroit Master Plan of Policies. The Future Land Use Map for this area shows “RLM – Low/Medium Density Residential” for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and has determined that it is generally consistent with the Master Plan classification. The full report is attached.

Community Input

The petitioner has actively engaged with residents of the community. Community engagement has included residents of Western Avenue, business owners along Michigan Avenue, and the following community organizations: Bridging Communities, American Indian Health and Family Services, Congress of Communities and the Quran Institute of America. Additional engagement has occurred between the petitioner and the Department of Neighborhoods. Councilmember Santiago-Romero’s office was also made aware of the proposed rezoning and development.

CPC MEETINGS PUBLIC HEARING

On July 21, 2022, the City Planning Commission held a public hearing on this rezoning request. At the hearing, one member of the public, the adjacent property owner to the south, was present. The adjacent property owner inquired as to how this would impact their property. CPC staff contacted the property owner following the meeting to discuss and answer any questions. They expressed that they were in support of the rezoning after discussion with CPC staff.

CONCLUSION & RECOMMENDATION

On August 4, 2022, the City Planning Commission voted to recommend approval of the rezoning request of SER-Metro Detroit and the Collaborative to amend Article XVII, Section 50-17-56, District Map 54 of Chapter 50 of the 2019 Detroit City Code, *Zoning*, to show a B4 (General Business) zoning classification where a P1 (Open Parking) zoning classification is currently shown for the property located at 4423 Western Avenue.

Respectfully submitted,

LAUREN HOOD, CHAIRPERSON



Marcell R. Todd, Jr., Director
Timarie A. Szwed, Staff

Attachments: Rezoning Ordinance
PDD Master Plan Interpretation
Updated District Map 54

Cc: Antoine Bryant, Director, PDD
Katy Trudeau, Deputy Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Daniel Arking, Law Department

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-56, *District Map No. 54*, to revise the existing P1 Open Parking zoning classification to the B4 General Business zoning classification for the parcel commonly known as 4423 Western Avenue, generally bounded by Michigan Avenue to the north, Western Avenue to the east, St. Stephen's Avenue to the south, and the city of Dearborn to the west.

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, *Zoning District Maps*, Section 50-17-56, *District Map No. 54*, to revise
4 the existing P1 Open Parking zoning classification to the B4 General Business zoning
5 classification for the parcel commonly known as 4423 Western Avenue, generally bounded by
6 Michigan Avenue to the north, Western Avenue to the east, St. Stephen’s Avenue to the south, and
7 the city of Dearborn to the west.

8 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**
9 **THAT:**

10 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
11 *Maps*, Section 50-17-56, *District Map No. 54*, is amended as follows:

12 **CHAPTER 50. ZONING**

13 **ARTICLE XVII. ZONING DISTRICT MAPS**

14 **Sec. 50-17-56. District Map No. 54.**

15 For the property commonly identified as 4423 Western Avenue, generally bounded by
16 Michigan Avenue to the north, Western Avenue to the east, St. Stephen’s Avenue to the south, and
17 the city of Dearborn to the west, and identified more specifically as:

18 W WESTERN 5&6 NALLS SUB L14 P75 PLATS, WCR 20/372,

19 the existing P1 Open Parking zoning classification is revised to the B4 General Business zoning
20 classification.

21 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
22 repealed.

1 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
2 health, safety, and welfare of the people of the City of Detroit.

3 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
4 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
5 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Conrad J. Mallett
Corporation Counsel



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Mr. Marcell Todd, Legislative Policy Division
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: July 6, 2022

RE: Master Plan of Policies review of the request to rezone 4423 Western Street from the P1 zoning classification to a B4 zoning classification

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed rezoning. The proposed map amendment is at the request of SER Metro.

Location

The subject parcel is located on the west side of Western Street, immediately south of Michigan Avenue. The site borders the City of Dearborn.

Existing Site Information

The subject area is zoned P1 (Open Parking District) and is currently used for parking. The area is approximately .25 acres in size.

Surrounding Site Information

North: B4 – commercial, converting to a charter school
East: R2 – Residential
South: R2 – Residential
West: City of Dearborn – SER Metro facility

Project Proposal

The rezoning will permit the development of a small construction lab for construction training of high school student and associated parking.

Interpretation

Impact on Surrounding Land Use

The redevelopment of the site into a small trade school is not anticipated to negatively impact the area. The site is already commercially used. There are commercial developments immediately to the west in Dearborn, and there are many instances of commercial activity extending south of Michigan Avenue along the corridor.

Impact on Transportation

There are multiple bus routes on Michigan Avenue. Traffic will enter the facility from the alley to the west, avoiding impacting the residence across the street.

Master Plan Interpretation

The site is designated Low / Medium Density Residential (RLM) in the Master Plan. The RLM district "... should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking or garages with alley access."

While the proposed zoning classification is not consistent with the Master Plan's Future General Land Use classification, its size is quite small, the rezoning and development are not anticipated to change the overall character of the Chadsey neighborhood. It is therefore generally **consistent** with the Master Plan classification.

Respectfully Submitted,



Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Maps: Map 5-2b, Neighborhood Cluster 5, Chadsey

CC: Karen Gage
Antoine Bryant, Director



Map 5-2B

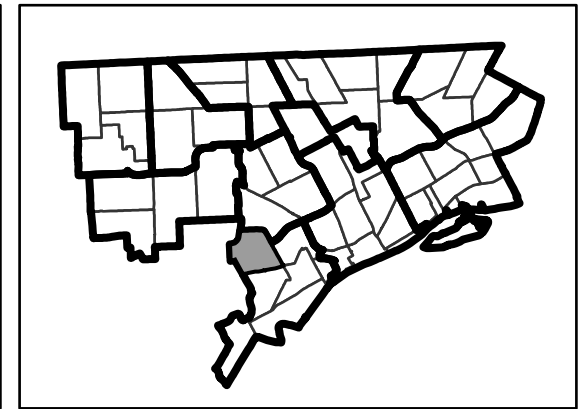
**City of Detroit
Master Plan of
Policies**

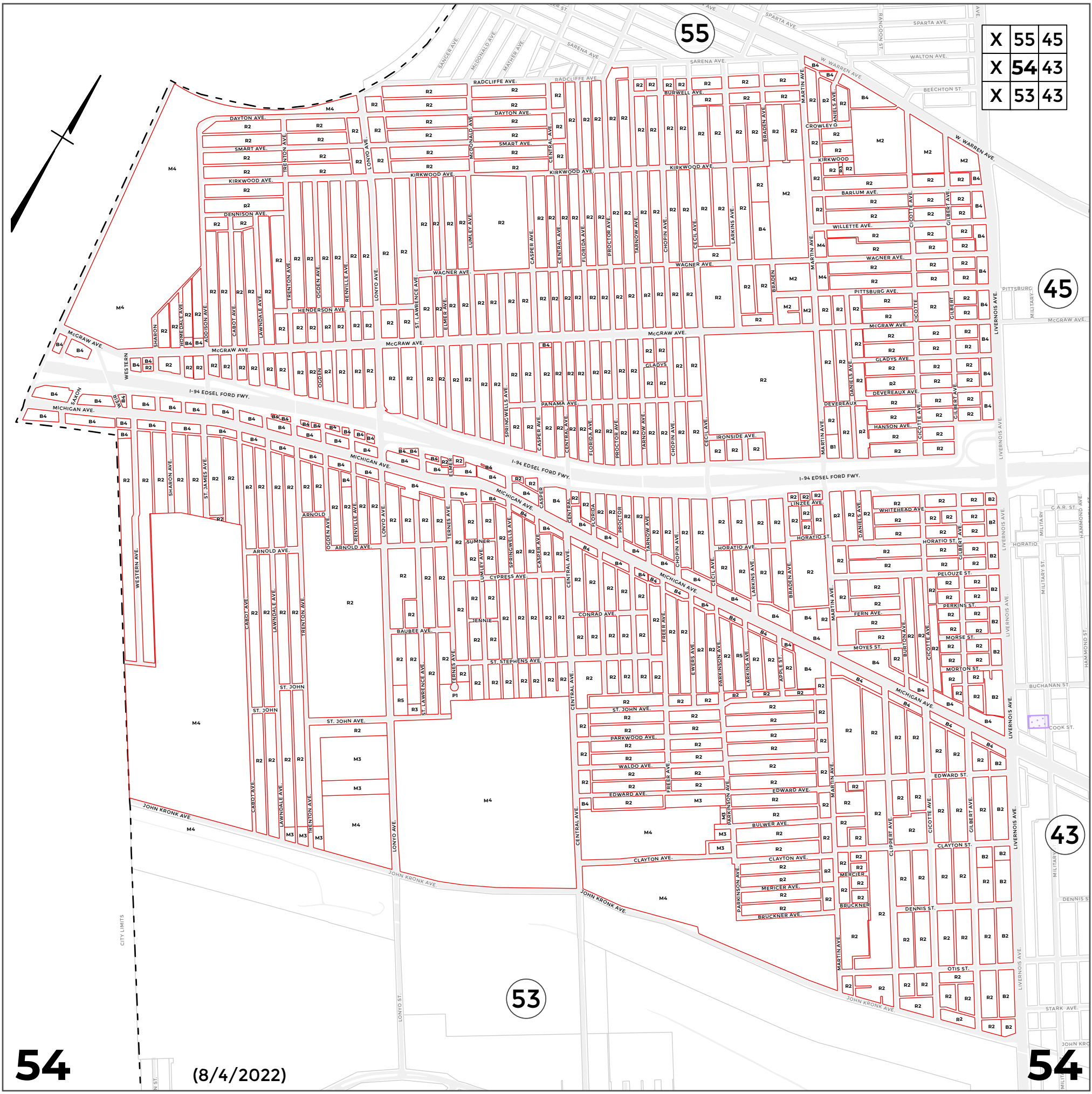
**Neighborhood Cluster 5
Chadsey**



Future Land Use

- | | |
|--|--|
| Low Density Residential (RL) | Distribution / Port Industrial (IDP) |
| Low / Medium Density Residential (RLM) | Mixed - Residential / Commercial (MRC) |
| Medium Density Residential (RM) | Mixed - Residential / Industrial (MRI) |
| High Density Residential (RH) | Mixed - Town Center (MTC) |
| Major Commercial (CM) | Recreation (PRC) |
| Retail Center (CRC) | Regional Park (PR) |
| Neighborhood Commercial (CN) | Private Marina (PRM) |
| Thoroughfare Commercial (CT) | Airport (AP) |
| Special Commercial (CS) | Cemetery (CEM) |
| General Industrial (IG) | Institutional (INST) |
| Light Industrial (IL) | |





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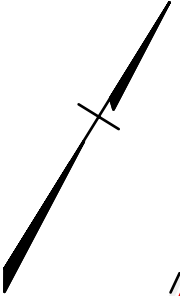
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(8/4/2022)



CITY LIMITS

E. ST.

JOHN KRONK