

THURSDAY, MAY 30, 2024

NOTICE OF PUBLIC HEARING

TO THE PEOPLE OF THE CITY OF DETROIT, MICHIGAN

A public hearing will be held by the Detroit City Council in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, Two Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room may be subject to space limitations. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, JUNE 20, 2024 AT 10:05 AM

The hearing is being held to consider the City Planning Commission's proposed rezoning of the industrial portion of the Research Park West Rehabilitation Project bounded by the railroad on the north, Trumbull Avenue on the east, Etsell Ford Freeway on the south, and Rosa Parks Boulevard on the west as follows:

Zoning District Map No. 5: to rezone 15 lots from the Planned Development (PD District) zoning classification to the Restricted Industrial (M2 District) zoning classification — 5671 Trumbull; 5465, 5611, 5625, 5641, 5647, 5651, 5659, and 5663 Commonwealth; 5457, 5462, and 5463 Avery; 5437, 5456, and 5460 Hecla — and to rezone eight lots from the Intensive Industrial (M4 District) to the M2 District zoning classification — 5483, 5617, 5621, 5635, 5667 Commonwealth; 5470 Hecla; 5400, 5450 Rosa Parks.

Zoning District Map No. 7: to rezone four lots from the Planned Development (PD District) zoning classification to the Special Development District, Mixed Use (SD2 District) zoning classification — 5703, 5707, 5715 Trumbull, 1510 Stanley — and one lot from the Intensive Industrial (M4 District) zoning classification to the SD2 District zoning classification — 5757 Trumbull.

The location of the subject properties is indicated as the shaded area on the accompanying map. The pertinent zoning district classifications are described as follows:

PD – Planned Development District

The PD district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

M2 – Restricted Industrial District

The M2 Restricted Industrial District is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and Intensive Industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

M2 – Intensive Industrial District

The M4 Intensive Industrial District will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

SD2 – Special Development District, Mixed-Use

The SD2 Special Development District is designed to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance map amendment is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting. If you desire to speak and are attending the meeting online, press the "raise your hand" icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion and Opportunity at 313-224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options:

Online: <https://cityofdetroit.zoom.us/j/96355593579?pwd=TT0wMzNmNmM3pU1RkNkxP1MjJiZjZlUzU%20T09>

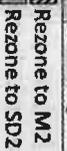
Or phone one-tap:

US: +12678310333, 96355593579# or +13017158592, 96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):
US: +1-267-831-0333 or +1-301-715-8592 or +1-312-626-6799 or
+1-213-338-8477 or +1-253-215-9782 or +1-346-248-7799
Webinar ID: 963 5559 3579

CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>

 Rezoned to M2
Rezoned to SD2



From: AliReda Jeafar <AliReda.Jeafar@detroitmi.gov>
Sent: Tuesday, May 7, 2024 2:50 PM
To: Rory Bolger <rory@detroitmi.gov>; Christian Hicks <HicksC@detroitmi.gov>
Cc: Christopher Gulock <gulockc@detroitmi.gov>; Jai Singletary <Jai.Singletary@detroitmi.gov>; Cindy Golden <goldenc@detroitmi.gov>
Subject: Re: Item 18.9 on today's formal

Received, we will take care of it Mr. Bolger, thank you very much!

AliReda Jeafar
Junior Assistant City Council Committee Clerk
Office of the City Clerk
Two Woodward Avenue, Ste 200
Detroit, MI 48226
Office: 313-224-2037
AliReda.Jeafar@detroitmi.gov

From: Rory Bolger <rory@detroitmi.gov>
Sent: Tuesday, May 7, 2024 2:28 PM
To: Christian Hicks <HicksC@detroitmi.gov>; AliReda Jeafar <AliReda.Jeafar@detroitmi.gov>
Cc: Christopher Gulock <gulockc@detroitmi.gov>; Jai Singletary <Jai.Singletary@detroitmi.gov>
Subject: Item 18.9 on today's formal

Dear Council Clerks,

18.9 Tate, A Proposed Ordinance

To amendment to Chapter 50, Zoning, Article XVII, Section 50-17-6 and Section 50-17-8, Map Nos. 5 and 7, to show an M2 (Restricted Industrial District) and an SD2 (Special Development District, Mixed-Use zoning classification where a PD (Planned Development District) and an M4 (Intensive Industrial District) zoning classification are currently shown in the industrial portion of the former Research Park West Rehabilitation Project area bounded by the railroad on the north, Trumbull Avenue on the east, Edsel Ford Freeway on the south, and Rosa Parks Boulevard on the west **INTRODUCE**

Since City Council has introduced the Chapter 50 map amendment that I have been working on (Item 18.9— Research Park, Map Nos. 5 & 7), I have names and contact information to share for the public hearing notice mailing. Since one of you was at the table when the issue first came up (April 11) and the other of you was at the table this past Thursday (May 2) when the issues was actually discussed, I'm not sure which of you will be handling the public hearing notice.

Please inform. Also, do we know what date we're looking at for the hearing? Because of out of town travel and a long-standing doctor's appointment, I am unable to be present on the following Thursdays: May 30, June 6, June 27, and August 8. I'm copying Mr. Singletary from Pro Tem Tate's office since I believe the Clerk coordinates hearing dates with Committee Chair's office.

M. Rory Bolger, PhD, FAICP
City Planner/Zoning Specialist
City Planning Commission/Legislative Policy Division
City of Detroit

48	9	10
46	7	8
46	5	6

07
(3/19/2024)



07

46	7	8
46	5	6
44	3	4



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BOUMELHEM, FRED
5257 TRUMBULL
DETROITMI0

MCLAUGHLIN, AMY
5202 COMMONWEALTH ST
DETROITMI48208

MCRR RAILROAD COMPANY
337 M C R R STA
DETROITMI48216

OCCUPANT
5505 ROSA PARKS BLVD
DETROITMI48208

R & C REAL ESTATE LLC
8200 BURT RD
DETROITMI48228

DETROIT STREET RY
11200 SHOEMAKER ST
DETROITMI0

1935 MCGRAW, LLC
4221 CASS AVE #1200
DETROITMI48201

JACKSON, CHRISTOPHER
5900 VERMONT
DETROITMI48236

SHA REALTY CORPORATION
6071 SECOND
DETROITMI48202

WILLIAMS, EKRON
5774 VERMONT
DETROITMI48208

OCCUPANT
5774 VERMONT
DETROITMI48208

SIT ENTERPRISES, LLC.
3422 241ST AVE SE
ISSAQUAHWA98029

GUILLEN, ERIN
5764 VERMONT
DETROITMI48208

OCCUPANT
5758 VERMONT
DETROITMI48208

GUILLEN, ERIN
5758 VERMONT
DETROITMI48208

1935 MCGRAW, LLC
4221 CASS AVENUE #1200
DETROITMI48201

MALLORY, SHAWANDA
5752 VERMONT
DETROITMI0

SHA REALTY CORPORATION
6071 SECOND AVE
DETROITMI48202

OCCUPANT
5746 VERMONT
DETROITMI48208

GIVENS HOME IMPROVEMENT LLC
240 W BRENTWOOD
HIGHLAND PARKMI48203

HENRY FORD HEALTH SYSTEM
1 FORD PLACE 5B
DETROITMI48202

GRIER, IRENE
5740 VERMONT
DETROITMI48208

1935 MCGRAW, LLC
4221 CASS AVENUE #1200
DETROITMI48201

MALLORY, SHAWANDA
5734 VERMONT
DETROITMI0

SHA REALTY CORPORATION
6071SECOND AVE
DETROITMI48202

MALLORY, SHAWANDA
5728 VERMONT
DETROITMI0

SHA REALTY CORPORATION
6071 SECOND AVE
DETROITMI48202

OCCUPANT
5722 VERMONT
DETROITMI48208

NEW VIEW EXTREME RENOVATIONS LLC
160 BURLINGAME ST.
DETROITMI48202

OCCUPANT
1940 STANLEY
DETROITMI48208

ZEMKE, JONATHAN
4221 CASS AVE APT 1200
DETROITMI48201

HENRY FORD HEALTH SYSTEM
ONE FORD PLACE 4A
DETROITMI48202

RESEARCH LOFTS-PLAN 865
567 LIVERNOIS
FERNDALEMI48220

OCCUPANT
5766 TRUMBULL 3/103
DETROITMI48208

OCCUPANT
5766 TRUMBULL 4
DETROITMI48208

OCCUPANT
5766 TRUMBULL 105
DETROITMI48208

OCCUPANT
5766 TRUMBULL 6/106
DETROITMI48208

OCCUPANT
5766 TRUMBULL 7
DETROITMI48208

OCCUPANT
5766 TRUMBULL 8/108
DETROITMI48208

OCCUPANT
5766 TRUMBULL 9/109
DETROITMI48208

OCCUPANT
5766 TRUMBULL 10/110
DETROITMI48208

OCCUPANT
5766 TRUMBULL 11/111
DETROITMI48208

OCCUPANT
5766 TRUMBULL 12
DETROITMI48208

OCCUPANT
5766 TRUMBULL 13/113
DETROITMI48208

OCCUPANT
5766 TRUMBULL 14
DETROITMI48208

OCCUPANT
5766 TRUMBULL 15/115
DETROITMI48208

OCCUPANT
5766 TRUMBULL 16/116
DETROITMI48208

OCCUPANT
5766 TRUMBULL 17
DETROITMI48208

OCCUPANT
5766 TRUMBULL 18/118
DETROITMI48208

OCCUPANT
5766 TRUMBULL 21
DETROITMI48208

OCCUPANT
5766 TRUMBULL 22/204
DETROITMI48208

OCCUPANT
5766 TRUMBULL 23
DETROITMI48208

OCCUPANT
5766 TRUMBULL 24
DETROITMI48208

OCCUPANT
5766 TRUMBULL 25
DETROITMI48208

OCCUPANT
5766 TRUMBULL 26/208
DETROITMI48208

OCCUPANT
5766 TRUMBULL 27/209
DETROITMI48208

OCCUPANT
5766 TRUMBULL 28
DETROITMI48208

OCCUPANT
5766 TRUMBULL 29/211
DETROITMI48208

OCCUPANT
5766 TRUMBULL 30
DETROITMI48208

OCCUPANT
5766 TRUMBULL 41/213
DETROITMI48208

OCCUPANT
5766 TRUMBULL 42/215
DETROITMI48208

DHT TRANSPORTATION LLC
7300 N ST LOUIS
SKOKIEIL60076

JOHNSTONS ENTERPRISES LLC
7300 CLYDE PARK AVE SW
BYRON CENTERMI49315

JOHNSTONS ENTERPRISES, LLC
7300 CLYDE PARK AVE SW
BYRON CENTERMI49315

JOHNSTONS ENTERPRISES LLC
7300 CLYDE PARK AVE SW
BYRON CENTERMI49315

CHAN, NANCY & JOEY
5766 TRUMBULL, UNIT 103
DETROITMI48208

ALLISON WESTFALL
5766 TRUMBULL UNIT 4 #104
DETROITMI48207

SAVAGE, JEFFREY
5766 TRUMBULL ST. UNIT 105
DETROITMI48208

TYSON, JEFFREY S.
5766 TRUMBULL APT 106
DETROITMI48208

FOLSON, DEBORAH K
5766 TRUMBULL #107
DETROITMI48208

BRADEN, SANDRA J
5766 TRUMBULL APT 108
DETROITMI48208

ANDO, CHRISTOPHER J
5766 TRUMBULL UNIT 109
DETROITMI48208

KUCHNA, RICKFORD
5766 TRUMBULL APT#110
DETROITMI48208

CRESS, DIANE
5766 TRUMBULL 11
DETROITMI48208

5766 TRUMBULL LLC
567 LIVERNOIS
FERNDALEMI48220

TWITTY, LASHON
5766 TRUMBULL UNIT 113
DETROITMI48208

LYON, DAVID GILLET
5766 TRUMBULL 14
DETROITMI48208

WELTON, JOSHUA J.
5766 TRUMBULL ST. #115
DETROITMI48208

MALONE, ERIC R & PISARSKI, CAITLYN
5766 TRUMBULL ST APT 218
DETROITMI48208

5766 TRUMBULL LLC
567 LIVERNOIS
FERNDALEMI48220

DAVENPORT, DEMOND J
5766 TRUMBULL UNIT 118
DETROITMI48208

5766 TRUMBULL LLC
567 LIVERNOIS
FERNDALEMI48220

TOHN, ADAM
5766 TRUMBULL ST #22/204
DETROITMI48208

RUSSELL, NATHAN
5766 TRUMBULL APT 205
DETROITMI48208

LOGADOTTIR, KRISTIN
5766 TRUMBULL UNIT 24, #206
DETROITMI48207

HARDEY, RENE
5766 TRUMBULL ST #210
DETROITMI48208

LOMAX, DEANGELO
5766 TRUMBULL #208
DETROITMI48208

WRIGHT, NIKIYA
5766 TRUMBULL, APT 27/209
DETROITMI48208

SMITH, DENISE L.
5766 TRUMBULL ST #210
DETROITMI48208

5766 TRUMBULL LLC
340 W DRAYTON
FERNDALEMI48220

LIVE IN DETROIT LOFTS, LLC.
20635 AUDETTE
DEARBORNMI48124

FALER, EDGAR J
5766 TRUMBULL APT 213
DETROITMI48208

TONON, ADRIAN
5766 TRUMBULL APT 215
DETROITMI48208

KIRCO ET CH DISTRIBUTION II, LLC
8025 FORSYTH BLVD.
ST. LOUISMO63105

HARPER LAND COMPANY LLC
21 KERCHEVAL STE 233
GROSSE POINTE FARMSMI48236

OCCUPANT
5217 COMMONWEALTH 3
DETROITMI48208

OCCUPANT
5217 COMMONWEALTH 2
DETROITMI48208

OCCUPANT
5217 COMMONWEALTH 1
DETROITMI48208

NICHOLS, BJ
1903 COMMONWEALTH #36
HOUSTONTX77006

MCGADNEY, BRENDA F
2162 BRYANSTON CRESCENT
DETROITMI48207

MARCHLEWSKI, LISA
5217 COMMONWELTH 1
DETROITMI48208

ZEMKE, JONATHAN
4221 CASS AVE APT 1200
DETROITMI48201

THIBODEAU, ADAM & TAI
5268 AVERY
DETROITMI48208

5278 AVERY LLC
4221 CASS UNIT #1200
DETROITMI48201

VITASINSKY, JAMES M & JAMES C LEAMAN
3097 ST JUDE DRIVE
WATERFORDMI48329

TRYPHENA GROUP, LLC
5039 COMMONWEALTH ST
DETROITMI0

RICHARDSON, MICHELE L.
11801 BLUE SPRUCE ROAD
RESTONVA20191

CRUME, GLORIA & ANITA & GWENDOLYN
5249 COMMONWEALTH
DETROITMI48208

5255 COMMONWEALTH LLC
4221 CASS AVE APT 1200
DETROITMI48201

WILLIAMS, DIANE C
3790 SEMINOLE
DETROITMI48214

TURNER, LEWIS
5281 COMMENWEALTH ST
DETROITMI48202

OCCUPANT
5229 COMMONWEALTH
DETROITMI48208

OCCUPANT
5237 COMMONWEALTH
DETROITMI48208

OCCUPANT
5243 COMMONWEALTH
DETROITMI48208

OCCUPANT
5249 COMMONWEALTH
DETROITMI48208

OCCUPANT
5255 COMMONWEALTH
DETROITMI48208

OCCUPANT
5263 COMMONWEALTH
DETROITMI48208

OCCUPANT
5281 COMMONWEALTH
DETROITMI48208

HENRY FORD HEALTH SYSTEM
1 FORD PLACE, 4A
DETROITMI48393

REID GROUP DETROIT LLC
5900 COMMONWEALTH
DETROITMI48071

5766 TRUMBULL LLC
567 LIVERNOIS
FERNDALEMI48220

5757 TRUMBULL DETROIT PARTNERS LLC
510 HEARN STREET
AUSTINTX78703

5757 TRUMBULL DETROIT PARTNERS LLC
510 HEAM ST #200
AUSTINTX78703

5757 TRUMBULL DETROIT PARTNERS LLC
510 HEAM ST #200
AUSTINTX78703

IVORY PROPERTIES INC
743 BEAUBIEN STE 201
DETROITMI48226

OCCUPANT
5805 LINCOLN
DETROITMI48208

5757 TRUMBULL DETROIT PARTNERS LLC
510 HEAM ST #200
AUSTINTX78703

5757 TRUMBULL DETROIT PARTNERS LLC
510 HEAM ST #200
AUSTINTX78703

CARTER, RUDELL
5245 AVERY ST
DETROITMI0

CARTER, RUDELL
5225 AVERY ST
DETROITMI0

DETROIT LAND BANK AUTHORITY
500 GRISWOLD STREET, SUITE 1200
DETROITMI48226

MAKLED, SAM ISHAN
40697 COACHWOOD CR
NORTHVILLEMI48168

OCCUPANT
5239 TRUMBULL
DETROITMI48208

WATKINS, JEFFERY
5221 TRUMBULL ST
DETROITMI0

OCCUPANT
1520 MERRICK
DETROITMI48208

DOUBLE G LLC
1759 CALUMET
DETROITMI48208

WAYNE STATE UNIVERSITY
5700 CASS AVE SUITE 4900
DETROITMI48202

DOUBLE G LLC
1759 CALUMET
DETROITMI48208

HECLA WAREHOUSE LLC
7300 CLYDE PARK AVE SW
BYRON CENTERMI49315

OCCUPANT
5470 HECLA
DETROITMI48208

ZEMKE, JONATHAN
4221 CASS AVE APT 1200
DETROITMI48201

5251 HECLA LLC
4221 CASS #1200
DETROITMI48201

HECLA WAREHOUSE LLC
7300 CLYDE PARK AVE SW
BYRON CENTERMI49315

GILMORE, JOSH J & CYNTHIA A
5274 COMMONWEALTH
DETROITMI48208

HECLA WAREHOUSE LLC
7300 CLYDE PARK AVE SW
BYRON CENTERMI49315

ZEMKE, JONATHAN
4221 CASS AVE APT 1200
DETROITMI48201

LECOM, INC
29377 HOOVER
WARRENMI48093

OCCUPANT
5274 COMMONWEALTH
DETROITMI48208

OCCUPANT
5268 COMMONWEALTH
DETROITMI48208

OCCUPANT
5274 HECLA
DETROITMI48208

OCCUPANT
5258 COMMONWEALTH
DETROITMI48208

LECOM, INC
29377 HOOVER
WARRENMI48093

JOHN, LAWRENCE C
822 BEDFORD
GROSSE PTE PARKMI48230

JADHAV, MEHTA, BHUPENDRA, SHAURIN
5244 COMMONWEALTH
DETROITMI0

OCCUPANT
5250 COMMONWEALTH
DETROITMI48208

OCCUPANT
5244 COMMONWEALTH
DETROITMI48208

ZEMKE, JONATHAN
4221 CASS AVE APT 1200
DETROITMI48201

HECLA WAREHOUSE LLC
7300 CLYDE PARK AVE SW
BYRON CENTERMI49315

OCCUPANT
5238 COMMONWEALTH
DETROITMI48208

OCCUPANT
5232 COMMONWEALTH
DETROITMI48208

OCCUPANT
5287 TRUMBULL
DETROITMI48208

BELL, SQUARE JR
5238 COMMONWEALTH ST
DETROITMI0

ROULHAC ENTERPRISES LLC
1128 SAINT AUBIN PL
DETROITMI48207

TRUMBULL AND 94 LLC
2180 HAVERFORD
TROYMI48098

HECLA WAREHOUSE LLC
7300 CLYDE PARK AVE SW
BYRON CENTERMI49315

DETROIT HOUSING COMMISSION
2211 ORLEANS ST
DETROITMI0

DETROIT LAND BANK AUTHORITY
500 GRISWOLD STREET, SUITE 1200
DETROITMI48226

DETROIT LAND BANK AUTHORITY
500 GRISWOLD STREET, SUITE 1200
DETROITMI48226

OCCUPANT
5224 COMMONWEALTH
DETROITMI48208

OCCUPANT
5220 COMMONWEALTH
DETROITMI48208

OCCUPANT
5275 TRUMBULL
DETROITMI48208

OCCUPANT
5214 COMMONWEALTH
DETROITMI48208

OCCUPANT
5671 TRUMBULL
DETROITMI48208

OCCUPANT
5269 AVERY
DETROITMI48208

JOHN, LAWRENCE C
822 BEDFORD
GROSSE PTE PARKMI48230

JOHN, LAWRENCE C
15129 KERCHEVAL
GROSSE POINTEMI48230

TRUMBULL AND 94 LLC
2180 HAVERFORD
TROYMI48098

TRYPHENA GROUP, LLC
5039 COMMONWEALTH ST
DETROITMI0

LENTINE, LENTINE, TEDESCO, SAM ET AL
7504 VENTURI RD
WASHINGTON TOWNSHIPMI48094



5960

ZEMKE, JONATHAN
4221 CASS AVE APT 1200
DETROITMI48201

LECOM, INC
29377 HOOVER
WARRENM148093

Easy Peel Address Labels
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ZEMKE, JONATHAN
4221 CASS AVE APT 1200
DETROITMI48201

5274 HECLA LLC
4221 CASS #1200
DETROITMI48201

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LECOM, INC
29377 HOOVER
WARRENM148093

5258 COMMONWEALTH LLC
PO BOX 15060
DETROITMI48215



5960

MADDOX, KEA R
5245 AVERY
DETROITMI48208

OCCUPANT
5257 TRUMBULL
DETROITMI48208

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BOUMELHEM, SANAA
5265 TRUMBULL
DETROITMI0

OCCUPANT
5202 COMMONWEALTH
DETROITMI48208

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OCCUPANT
5208 COMMONWEALTH
DETROITMI48208

TRYPHENA GROUP, LLC
5039 COMMONWEALTH ST
DETROITMI0

AVERY

5960

SHA REALTY CORPORATION
6071 SECOND AVE
DETROITMI48202

SHA REALTY CORPORATION
6071 SECOND AVE
DETROITMI48202

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HENRY FORD HEALTH SYSTEM
1 FORD PLACE, SUITE 5B
DETROITMI48202

SHA REALTY CORPORATION
6071 SECOND
DETROITMI48202

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SHA REALTY CORPORATION
6071 SECOND AVENUE
DETROITMI48202

MONTLIEU LC
PO BOX 12188
HAMTRAMCKMI48212

AVERY

5960

OCCUPANT
5766 TRUMBULL 35/217
DETROITMI48208

OCCUPANT
5766 TRUMBULL 38/220
DETROITMI48208

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OCCUPANT
5766 TRUMBULL 36
DETROITMI48208

OCCUPANT
5766 TRUMBULL 39
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OCCUPANT
5766 TRUMBULL 37
DETROITMI48208

OCCUPANT
5766 TRUMBULL 40/201
DETROITMI48208



5960

TRUMBULL CROSSING 2020 LDHALP
102 S MAIN P O BOX 189
MT PLEASANTMI48858

OCCUPANT
1201 ELIJAH MCCOY DR
DETROITMI48208

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MCCOY 2006 LIMITED DIVIDEND HOUSING
20250 HARPER AVE
DETROITMI48225

OCCUPANT
5501 JOHN C LODGE
DETROITMI48208

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BEL-AMERICAN PROPERTY LLC
778 KING STREET WEST
DETROITMI48208

OCCUPANT
5511 JOHN C LODGE
DETROITMI48208



5960

KING, MICHAEL GLENN
5766 TRUMBULL, UNIT 211/29
DETROITMI48208

MALONE, ERIC R & PISARSKI, CAITLYN
5766 TRUMBULL ST APT 218
DETROITMI48208

Easy Peel® Address Labels
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5766 TRUMBULL LLC
567 LIVERNOIS
FERNDALEMI48220

MANDERFIELD, DAVID
5766 TRUMBULL UNIT #219
DETROITMI48208

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CARPENTER, CAROLYN A
5766 TRUMBULL, APT 217
DETROITMI48208

HERZBERG, JEREMY
5766 TRUMBULL APT 220
DETROITMI48208

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary
Marcell R. Todd, Jr.
Director

City of Detroit
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Detroit, Michigan 48226
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Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Lauren Hood, MCD
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

April 2, 2024

HONORABLE CITY COUNCIL

RE: Proposed map amendment to Chapter 50, Zoning, Article XVII, Section 50-17-6 and Section 50-17-8, Map Nos. 5 and 7, to show an M2 (Restricted Industrial District) and an SD2 (Special Development District, Mixed-Use zoning classification where a PD (Planned Development District) and an M4 (Intensive Industrial District) zoning classification are currently shown in the industrial portion of the former Research Park West Rehabilitation Project area bounded by the railroad on the north, Trumbull Avenue on the east, Edsel Ford Freeway on the south, and Rosa Parks Boulevard on the west (RECOMMEND APPROVAL)

NATURE OF THE REQUEST

The City Planning Commission (CPC) itself is proposing the rezoning of 28 parcels on Zoning District Map Nos. 5 and 7 to be rezoned from the PD (Planned Development District) and M4 (Intensive Industrial District) zoning classifications to the M2 (Restricted Industrial District) and SD2 (Special Development District, Mixed-Use) zoning classifications.

BACKGROUND

The subject area is part of what had been the Research Park West Rehabilitation Project (Mich 4-88). It was one of numerous “urban renewal areas” established and for which a development plan was adopted to guide the redevelopment of a distressed area. Much of the land in Research Park was rezoned to the PD zoning classification.

During Detroit’s municipal bankruptcy, the state-appointed emergency manager repealed the authorization for 25 “district areas,” among them, Research Park (Ordinance No. 34-14). As noted in Section 50-4-4 of the Zoning Ordinance, that same Emergency Manager’s Ordinance also implicitly repealed the 38 development plans that were linked to the urban renewal districts and that had been adopted and amended between June 18, 1957 and December 16, 2009, including Research Park West. These extinguished development plans were the underpinnings for the Planned Development (PD) zoning, and only have viability to day via such PDs.

During the pandemic, CPC staff identified and visited some 403 locations in the city of Detroit that are zoned in the Planned Development (PD District) classification. Because the authorizations for those PDs have a limited “shelf life,” among other factors, staff is identifying those locations that do not comport with the current Chapter 50 of the 2019 Detroit City Code, *Zoning*, and for which a rezoning may be needed either to the zoning district classification that preceded the PD or to a more appropriate zoning district classification.

In a July 2, 2020 communication, the Law Department advised CPC staff,

“All PD Districts that are not associated with any development regulations should be either (1) modified to adopt development regulations that are relevant to existing or proposed development projects located in the PD District, or (2) eliminated and rezoned to the most appropriate non-PD zoning classification.”

Twenty of the 28 lots in the subject area are currently zoned PD. This proposed rezoning of the PD-zoned industrial property in the former Research Park West area is meant to comply with that advice. The remaining eight lots in the subject area are zoned M4; the impetus for rezoning those eight lots is for consistency with the Master Plan.

MASTER PLAN

The subject area is located in Cluster 6, the Rosa Parks subsector of the Detroit Master Plan. The Future Land Use map for this subsector identifies the area between the Edsel Ford Freeway and the railroad and between Trumbull and Rosa Parks Boulevard as “Light Industrial.” The current M4 zoning of the eight lots in the subject area is not consistent with the Master Plan. The proposed rezoning to M2 would bring the zoning into compliance with the city’s Master Plan for this area.

In its letter of July 17, 2023, the Planning and Development Department provided its Master Plan Interpretation, indicating “The proposed rezoning is **consistent** with the Master Plan designation.”

SURROUNDING ZONING AND LAND USE

The zoning classification and land uses for nearby properties are as follows:

North: M4 (Intensive Industrial), Railroad, active industrial.

East: PD (Planned Development, Residential) loft conversions, townhouses, apartment building.

South: Edsel Ford Freeway; R3 (Low-Density Residential) and R2 (Two-Family Residential) houses, vacant land and SD2 (Special Development District, mixed-use) commercial and vacant commercial in Woodbridge across the freeway.

West: M4 (Intensive Industrial), vacant land, vacant commercial.

PUBLIC HEARING RESULTS

On July 20, 2023, the City Planning Commission (CPC) held the statutorily mandated public hearing to consider the rezoning of the 28 lots in the industrial portion of the former Research Park area. Two members of the public spoke—both in support of the proposed down-zonings. One of the speakers lives directly across Trumbull Avenue in an industrial building that had been converted to residential lofts; she welcomed the prospect of additional historic industrial buildings, like 5757 Trumbull proposed for SD2, being preserved for residential conversion. The other speaker felt that changing the focus of the industrial land from heavy industrial to light industrial was desirable and appropriate.

Discussion among commissioners touched on whether having residential in the proposed SD2 would present a concern given the nearness of land zoned M4 directly north; further discussion clarified that the M4 to the north was separated (and buffered) from the Research Park rezoning area by the significant rail line.

A question was also raised whether allowing new residential so close to the I-94 freeway might be problematic given the noise levels produced by passing traffic. It was noted that living next to an Interstate probably is not for everyone, yet it is not uncommon. Directly east of the rezoning site, Trumbull Crossing and Elijah McCoy Homes were intentionally and successfully developed as part of the PD rezoning that includes the area west of Trumbull. Not far to the west at 4100 West Warren and the Ford Freeway, is the Detroit Housing Commission’s multi-story apartment building. Most of the land abutting the West Edsel Ford service drive between Livernois and Addison Avenue (near the City of Dearborn) is zoned residential. Outside of the city we see examples of new, pricey market-rate vertical housing right at I-696 and Woodward Avenue.

The CPC would have greater concern over freeway noise impacts on 5757 Trumbull if the building were closer than the 800 feet that it is set back from the edge of the freeway. Also, unlike stretches of M-39, the Southfield Freeway, the Ford Freeway is grade-separated from surface streets, meaning that some of the traffic noise is absorbed or deflected by the “ditch” that the freeway runs in and the noticeable landscaping along the slopes.

In response to a commissioner’s query about possible nonconformities that would be created by the proposed rezonings, staff notes that 5757 Trumbull appears to be the only property where the current use, medical records warehousing, would be prohibited by the proposed zoning, SD2. However, the taxpayer of record for that property specifically supported SD2 and anticipated a possible residential future for that building when and if the current use discontinues; until such time, the warehousing can continue as a legal nonconforming use, regardless of ownership.

Commissioners asked for a run-down of ownership of the 28 lots in question in the industrial portion of the former Research Park. That information is displayed in the following table:

Taxpayer of Record	# of Lots	Location
LeCom, Inc.	6	5641, 5647, 5651, 5659, 5663, and 5667 Commonwealth
Lentine, Lentine, Tedesco\, Sam et al	1	5671 Trumbull (The LeCom building)
Hecla Warehouse LLC	9	5483, 5617, 5621, and 5635 Commonwealth; 5457 Avery 5437, 5456, 5460, 5470 Hecla
Johnstons Enterprises LLC [shared legal representation with Hecla Warehouse LLC]	3	5463 Avery 5400, 5450 Rosa Parks
5757 Trumbull Detroit Partners LLC	5	5703, 5707, 5715, 5757 Trumbull 1510 Stanley
Detroit Land Bank Authority	2	5465, 5611 Commonwealth
City of Detroit P&DD/Detroit Building Authority	1	5625 Commonwealth
Detroit Housing Commission	1	5462 Avery

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

**TO BE PRINTED IN THE DETROIT LEGAL NEWS DATED
THURSDAY, MAY 30, 2024**

Notice of Public Hearing

TO THE PEOPLE OF THE CITY OF DETROIT, MICHIGAN

A public hearing will be held by the Detroit City Council in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room may be subject to space limitations. To attend the meeting virtually, please use the link toward the end of this notice..

THURSDAY, JUNE 20, 2024 AT 10:05 AM

The hearing is being held to consider the City Planning Commission's proposed rezoning of the industrial portion of the Research Park West Rehabilitation Project bounded by the railroad on the north, Trumbull Avenue on the east, Edsel Ford Freeway on the south, and Rosa Parks Boulevard on the west as follows:

Zoning District Map No. 5: to rezone 15 lots from the Planned Development (PD District) zoning classification to the Restricted Industrial (M2 District) zoning classification—*5671 Trumbull; 5465, 5611, 5625, 5641, 5647, 5651, 5659, and 5663 Commonwealth; 5457, 5462, and 5463 Avery; 5437, 5456, and 5460 Hecla*—and to rezone eight lots from the Intensive Industrial (M4 District) to the M2 District zoning classification—*5483, 5617, 5621, 5635, 5667 Commonwealth; 5470 Hecla; 5400, 5450 Rosa Parks.*

Zoning District Map No. 7: to rezone four lots from the Planned Development (PD District) zoning classification to the Special Development District, Mixed Use (SD2 District) zoning classification—*5703, 5707, 5715 Trumbull, 1510 Stanley*—and one lot from the Intensive Industrial (M4 District) zoning classification to the SD2 District zoning classification – *5757 Trumbull.*

The location of the subject properties is indicated as the shaded area on the accompanying map. The pertinent zoning district classifications are described as follows:

City of Detroit

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Deputy City Clerk

PD – PLANNED DEVELOPMENT DISTRICT

The PD district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

M2 – Restricted Industrial District

The M2 Restricted Industrial District is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

M2 – Intensive Industrial District

The M4 Intensive Industrial District will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

SD2 – Special Development District, Mixed-Use

The SD2 Special Development District is designed to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission.

City of Detroit

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Deputy City Clerk

This Zoning Ordinance map amendment is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting. If you desire to speak and are attending the meeting online, press the "raise your hand" icon at the bottom of the screen or press ALT- Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at 313-224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

Or iPhone one-tap:

US: +12678310333,96355593579# or +13017158592,,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579

CPC Website: <https://detroitmi.gov/government/commissions/city-planning-commission>

City of Detroit

Legend:

- Rezone to M2 (diagonal hatching)
- Rezone to SD2 (dotted pattern)



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 corrects an error or meets the challenge of some changing condition, trend, or fact. *Because the current Zoning Ordinance, Chapter 50 of the 2019 Detroit City Code, requires Planned Developments to include an approved development plan and site plan, the repeal of such plans by the emergency manager for the Research Park industrial properties make it appropriate for these properties to be correctly zoned in a classification in which the parameters of development are clearly specified. Additionally, the proposed rezoning will correct the current "checkerboard" zoning in the subject area where different zoning classifications exist on the same block, rendering property owners' landholdings subject to different regulations.*

- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *The proposed down-zoning from M4 to M2 is expected to minimize potential adverse impacts.*

- Whether the proposed rezoning will create an illegal "spot zone." *No spot zone would be created by this contiguous, 16.92-acre rezoning; all parcels in the subject area will be newly consistent with the city's Master Plan for future general land use.*

RECOMMENDATION

At its September 7, 2023 meeting the CPC found that the proposed rezoning satisfies the approval criteria of Chapter 50, Article III, Division 3, Sec. 50-3-70 of the 2019 Detroit City Code and recommended approval of the rezoning of the 28 lots in the Research Park West industrial area as indicated below and as depicted on the following map:

- That Zoning District Map No. 5 be rezoned from the PD District zoning classification to the M2 District zoning classification at the following 16 locations:
 - 5457 Avery
 - 5462 Avery
 - 5463 Avery
 - 5465 Commonwealth
 - 5611 Commonwealth
 - 5625 Commonwealth
 - 5641 Commonwealth
 - 5647 Commonwealth
 - 5651 Commonwealth
 - 5659 Commonwealth
 - 5663 Commonwealth
 - 5437 Hecla
 - 5456 Hecla
 - 5460 Hecla
 - 5470 Hecla
 - 5671 Trumbull

- That Zoning District Map No. 5 be rezoned from the M4 District zoning classification to the M2 District zoning classification at the following seven locations:
 - 5483 Commonwealth
 - 5617 Commonwealth
 - 5621 Commonwealth
 - 5635 Commonwealth
 - 5667 Commonwealth
 - 5400 Rosa Parks
 - 5450 Rosa Parks

- That Zoning District Map No. 7 be rezoned from the PD zoning district classification to the SD2 zoning district classification at the following four locations:
 - 1510 Stanley
 - 5703 Trumbull
 - 5707 Trumbull
 - 5715 Trumbull

- That Zoning District Map No. 7 be rezoned from the M4 zoning district classification to the SD2 zoning district classification at the following one location:
 - 5757 Trumbull



NEXT STEPS

This proposed map amendment to Chapter 50 of the 2019 Detroit City Code, *Zoning*, has been reviewed and approved by the Law Department and is ready for consideration by the Planning and Economic Development standing committee. Upon the committee's review and referral to the formal session, the ordinance can be introduced and scheduled for the Charter-mandated public hearing.

Respectfully submitted,
LAUREN HOOD, Chairperson



Marcell R. Todd, Jr, Director
M. Rory Bolger, City Planner

Attachments

Ordinance
P&DD Master Plan Interpretation
Updated Map Nos. 5 and 7

cc: Antoine Bryant
Gregory Moots
David Bell
Conrad Mallett
Daniel Arking



DEPARTMENTAL SUBMISSION

DEPARTMENT: Legislative Policy Division - City
Planning
FILE NUMBER: Legislative Policy Division - City
Planning -0305

*** RE:**

Submitting report related to: Proposed map amendment to Chapter 50, Zoning, Article XVII, Section 50-17-6 and Section 50-17-8, Map Nos. 5 and 7, to show an M2 (Restricted Industrial District) and an SD2 (Special Development District, Mixed-Use zoning cl

*** SUMMARY:**

Proposed map amendment to Chapter 50, Zoning, Article XVII, Section 50-17-6 and Section 50-17-8, Map Nos. 5 and 7, to show an M2 (Restricted Industrial District) and an SD2 (Special Development District, Mixed-Use zoning classification where a PD (Planned Development District) and an M4 (Intensive Industrial District) zoning classification are currently shown in the industrial portion of the former Research Park West Rehabilitation Project area bounded by the railroad on the north, Trumbull Avenue on the east, Edsel Ford Freeway on the south, and Rosa Parks Boulevard on the west (RECOMMEND APPROVAL)

*** RECOMMENDATION:**

Recommend Approval

*** DEPARTMENTAL CONTACT:**

Name: Sabrina Shockley
Position: Administrative Assistant

***=REQUIRED**