

Lauren Hood, MCD
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Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

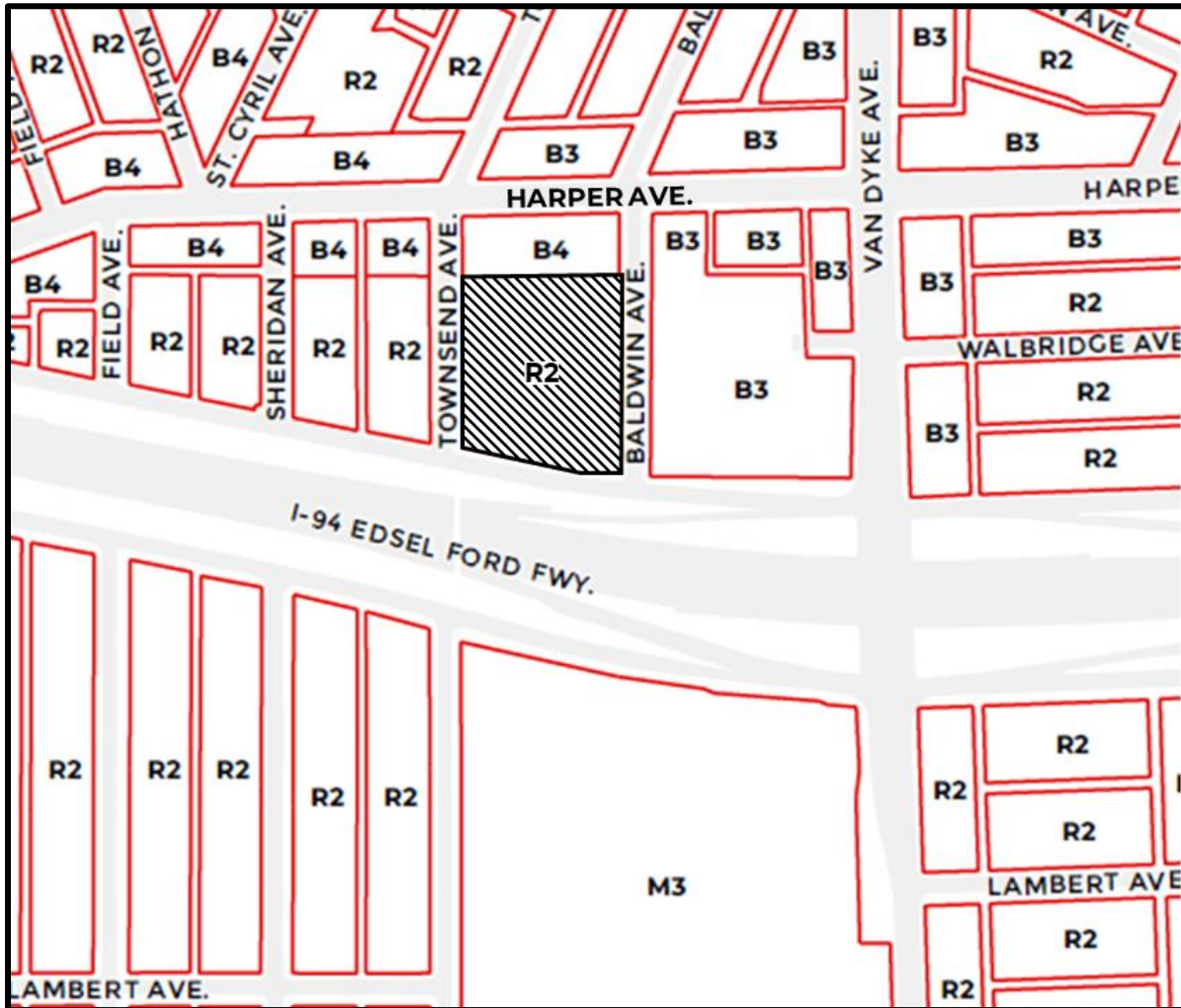
City of Detroit

CITY PLANNING COMMISSION
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Brenda Goss Andrews
Kenneth R. Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.

March 2, 2022

RE: Request of DTE Energy to rezone one parcel commonly known as 7630 East Edsel Ford Service Drive from the R2 (Two-Family Residential) zoning district classification to the B4 (General Business) zoning district classification.
(RECOMMEND APPROVAL)



Current Zoning map with proposed rezoning hatched

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from DTE Energy to amend District Map No. 24 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B4 (General Business) zoning district classification where an R2 (Two-Family Residential) zoning district classification is currently shown for the property located at 7630 East Edsel Ford Service Drive, generally bounded by Harper Avenue to the north, Townsend Avenue to the west, East Edsel Ford Service Drive to the south, and Baldwin Avenue to the east.

The proposed map amendment is being requested to permit the development of an electrical substation to serve the I-94 Industrial Park and surrounding area. The R2 zoning district does not allow the proposed use; the B4 zoning district allows the use conditionally which means that a public hearing will be required at the Buildings, Safety Engineering and Environmental Department.

The site is located in City Council District 3 and measures almost 3 acres. It was previously the site of Trombly Alternative High School which was demolished about 15 years ago.



Aerial view of proposed rezoning

CPC MEETINGS

Public Hearing – November 18, 2021

On November 18, 2021, the City Planning Commission held a public hearing on this rezoning request. At the hearing, two members of the public spoke—one with general questions about community engagement and sustainability, and one DTE employee with information about the community engagement conducted. No letters of support or opposition were received.

Recommendation & Action – February 23, 2022

The City Planning Commission voted unanimously to recommend approval of the rezoning. Action on this matter was delayed due to the unavailability of key DTE representatives, the necessary preparations for in-person meetings and inclement weather.

STAFF ANALYSIS

Surrounding Zoning and Land Use

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

- North: B3 (Shopping) – vacant land
- East: B3 (Shopping) – vacant commercial buildings, vacant land
- South: M3 (General Industrial) – Dakota Integrated Systems auto supplier (previously Kettering High School)
- West: B4/R2 (General Business/Two-Family Residential) – Church, vacant land

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 DTE substation is needed to improve reliability for customers and provide additional capacity for new developments. This is a suitable location for the substation as there are no directly adjacent residential properties. The nearest houses are about 180' away across Harper to the north.*
- The suitability of the subject property for the existing zoning classification and proposed zoning classification. *The location of this property between Harper Avenue and the I-94 Freeway makes it a good candidate for more intense zoning as the significant traffic makes it less desirable for new residential development.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *No significant impacts on nearby property is anticipated. The proposed DTE substation will be screened by a wall that is set back from the property line. The setback area will be landscaped. The substation will generate some noise that will sound like a low hum at the sidewalk. The substation will not generate any traffic as it will be unmanned.*
- Whether the proposed rezoning will create an illegal "spot zone." *As several nearby and adjacent blocks are zoned B4, this rezoning will not create a spot zone but will merely expand existing B4 zoning.*

Master Plan Consistency

The subject site is located within the Airport area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "CN – Neighborhood Commercial" for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and determined that it will not change the overall character of the area and is therefore generally consistent with the Master Plan.

Community Input

An in-person community meeting was held on Wednesday, November 10, 2021 at Alkebulan Village. There were about 10 people in attendance. Two specific concerns were raised: the beautification of the screen wall around the proposed facility and the routing of construction traffic to avoid the Van Dyke & Harper intersection. DTE will be addressing both.

CONCLUSION & RECOMMENDATION

On February 24, 2022, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map 24 of Chapter 50 of the 2019 Detroit City Code, *Zoning*, to show a B4 (General Business) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown for the property located at 7630 East Edsel Ford Service Drive.

Respectfully submitted,

LAUREN HOOD, CHAIRPERSON



Marcell R. Todd, Jr., Director
Jamie J. Murphy, Staff

Attachments: Rezoning Ordinance
PDD Master Plan Interpretation
Updated District Map 24
DTE Presentation

cc: Antoine Bryant, Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Charles Raimi, Deputy Corporation Counsel
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 50-17-26, *District Map No. 24*, to revise the existing R2 (Two-Family Residential District) zoning classification to the B4 (General Business District) zoning classification for the parcel commonly known as 7630 East Edsel Ford Freeway.

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 50-17-26, *District Map No. 24*, to revise
4 the existing R2 (Two-Family Residential District) zoning classification to the B4 (General
5 Business District) zoning classification for the parcel commonly known as 7630 East Edsel Ford
6 Freeway.

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

8 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
9 *Maps*, Section 50-17-26, *District Map No. 24*, is amended as follows:

10 **CHAPTER 50. ZONING**

11 **ARTICLE XVII. ZONING DISTRICT MAPS**

12 **Sec. 50-17-26. District Map No. 24.**

13 For the property commonly identified as 7630 East Edsel Ford Freeway, generally bounded
14 by Harper Avenue to the north, Baldwin Street to the east, the Edsel Ford Freeway to the south,
15 and Townsend Street to the west, and identified more specifically as:

16 N EDSSEL FORD E LOTS 411 THRU 442 AND VAC ALLEYS ADJ EXC EXPWAY AS
17 OP WM TAIT'S SUB L16 P87 PLATS. W C R 17/104 288.38 IRREG

18 the existing R2 (Two-Family Residential District) zoning classification is revised to the B4
19 (General Business District) zoning classification.

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

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

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

Approved as to Form:



Charles Raimi,
Deputy 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 Department
DATE: November 8, 2021
RE: **Master Plan of Policies review of the request to rezone 7630 East Edsel Ford Service Drive, generally bounded by Harper Avenue, Baldwin Street, the Edsel Ford Freeway, and Townsend Street, from an R2 (Two-Family Residential District) to a B4 (General Business District) 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 DTE Energy to permit the development of an electrical substation to serve the I-94 Industrial Park and surrounding area.

Location

The area is generally bounded by Harper Avenue to the north, Baldwin Street to the east, the Edsel Ford Freeway to the south, and Townsend Street to the west.

Existing Site Information

The subject area is zoned R2 (Two-Family Residential District) and has been vacant since 2006.

Surrounding Site Information

North: Vacant commercial land.

East: Parking lot.

South: Freeway.

West: Mostly vacant commercial and residential land and a church building.

Project Proposal

Proposed is a new electrical substation. This is a conditional use in the proposed B4 zoning district.

Interpretation

Impact on Surrounding Land Use

The character of the immediate area is primarily vacant, with the freeway to the south. The area of the requested rezoning is fairly small, approximately 3 acres, and the proposed development should not have a major impact on the surrounding area, as it is vacant.

Impact on Transportation

As the proposed use will have virtually no trips generated, there should be no impact on transportation.

Master Plan Interpretation

The Future General Land Use of the site is “Neighborhood Commercial” in the Master Plan. While this is not consistent with the proposed B4 zoning, as the Master Plan states, “In general, the Future Land Use map does not address small-scale situations less than 10 acres,, or the specific types of commercial and other nonresidential uses.”. Both the small scale of the change, the location adjacent to the freeway, and mostly undeveloped character of the area indicate that the proposal will not change the overall character of the area, and therefore the rezoning is determined to be generally **consistent** with the Master Plan. Additionally, the proposed substation will in part serve the local area, and so is appropriate.

Respectfully Submitted,



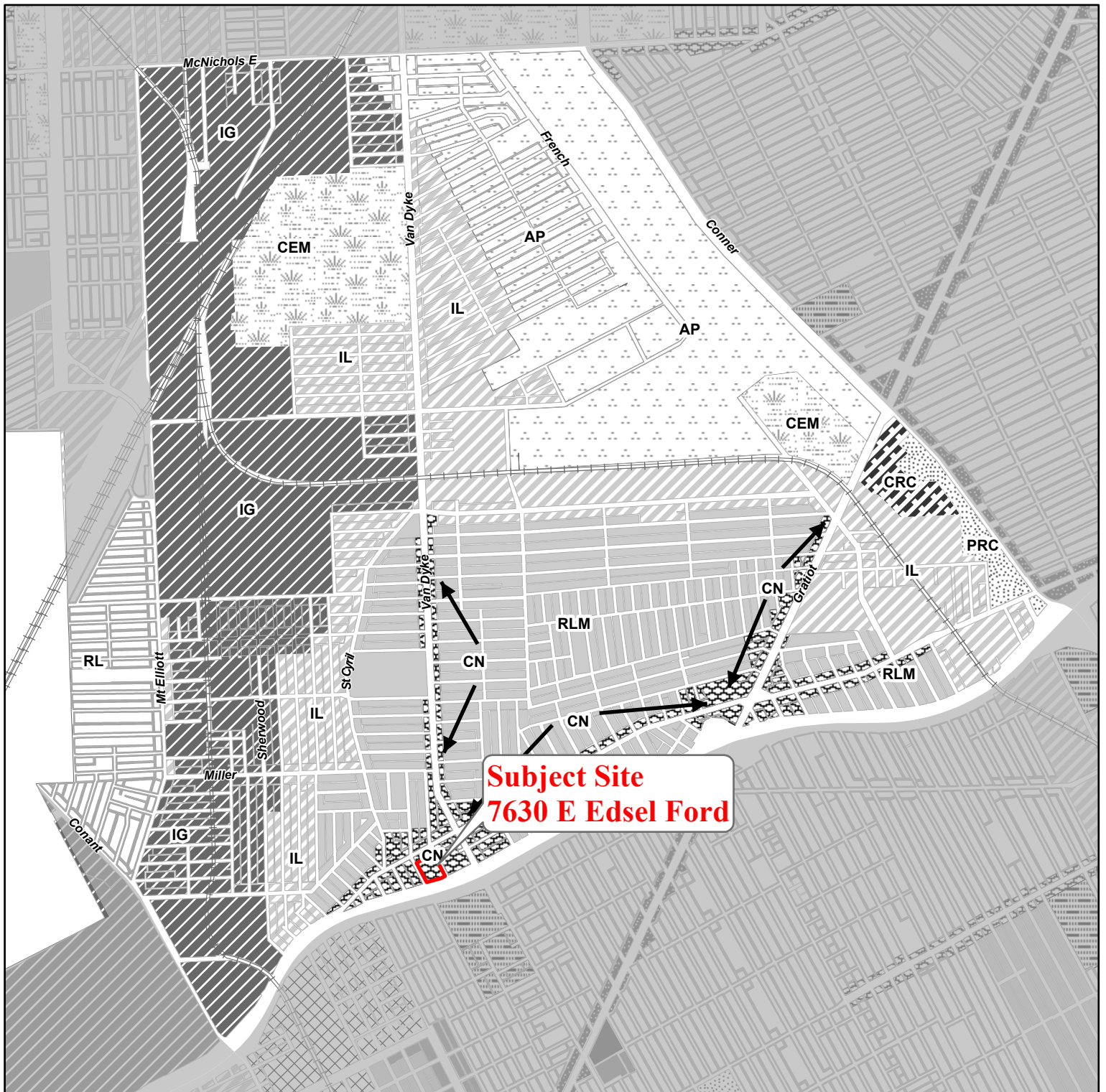
Gregory Moets

Planning and Development Department

Attachments

Future General Land Use Maps: Map 1-1b, Neighborhood Cluster 1, Airport

CC: Antoine Bryant, Director, Planning and Development
Katy Trudeau, Deputy Director, Planning and Development
Karen Gage



Subject Site
7630 E Edsel Ford

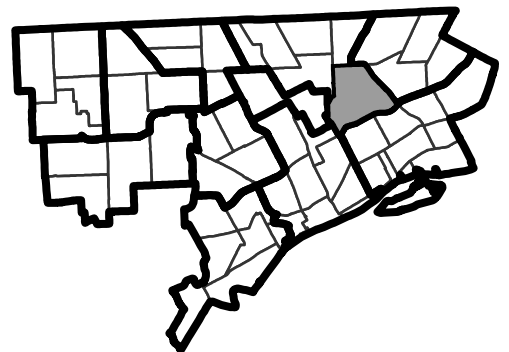
Map 1-1B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 1
Airport



Future Land Use

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





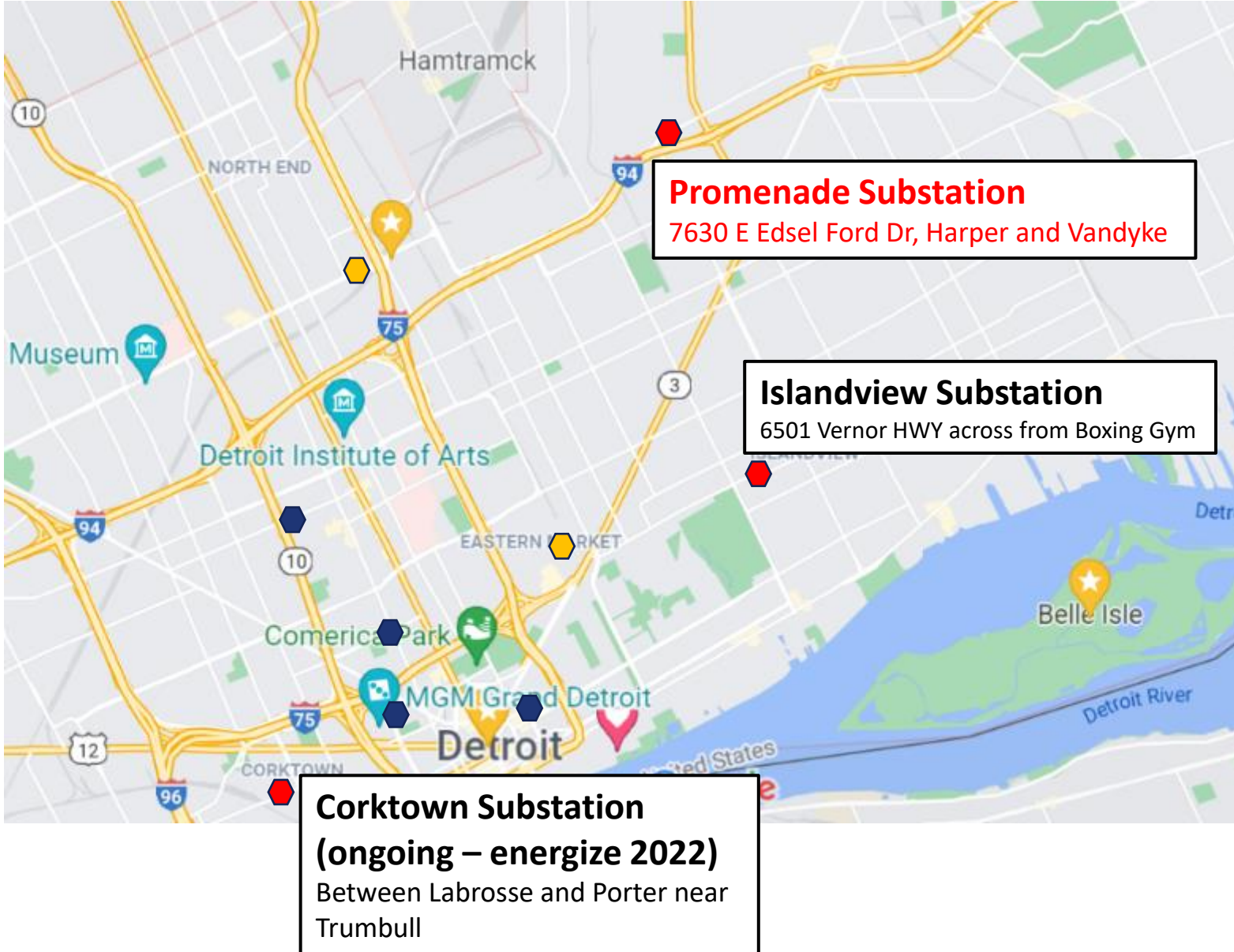
Future Promenade Substation

Zoning Review – City of Detroit

January 2022

Detroit Substations – 13.2kV – 3 new builds

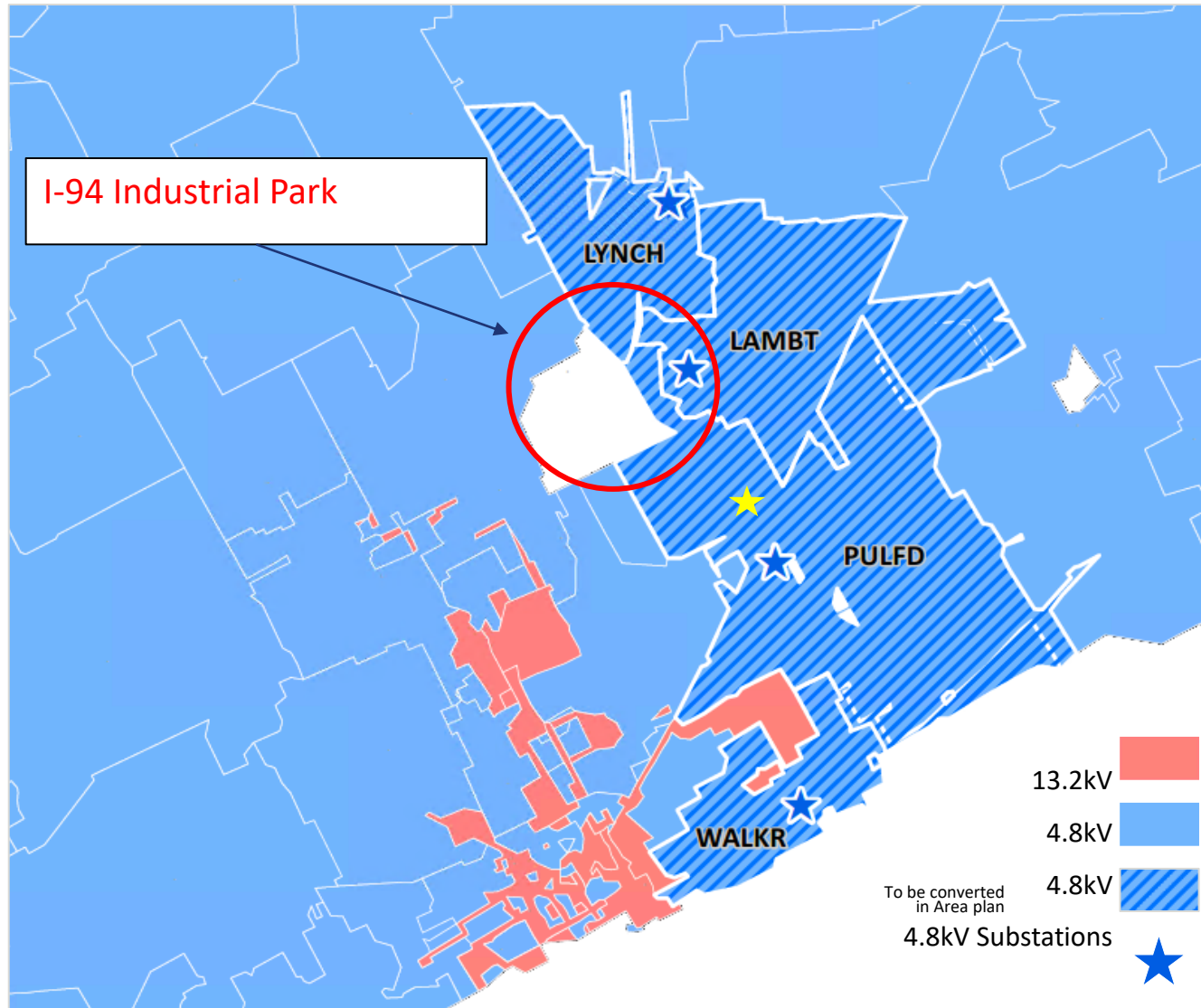
- Detroit has just over 100 substations within its boundaries. Majority are operating at 4.8kV and were built in the 1920s and 1930s
- All new substations will be built to industry standard 13.2kV
- 3 new substations in Detroit to energize by end of 2023, conversion of circuits to follow
- DTE Currently has 271, 13.2kV substations *throughout its territory.*
- 7 of these (not including the 3 new) are in the City of Detroit.
- First 13.2kV substation in Detroit was built in 1968, near Eastern Market
- These Class A substations are open air, fenced or walled (older 4.8kV subs are inside bldgs.)



Promenade Substation Initiative

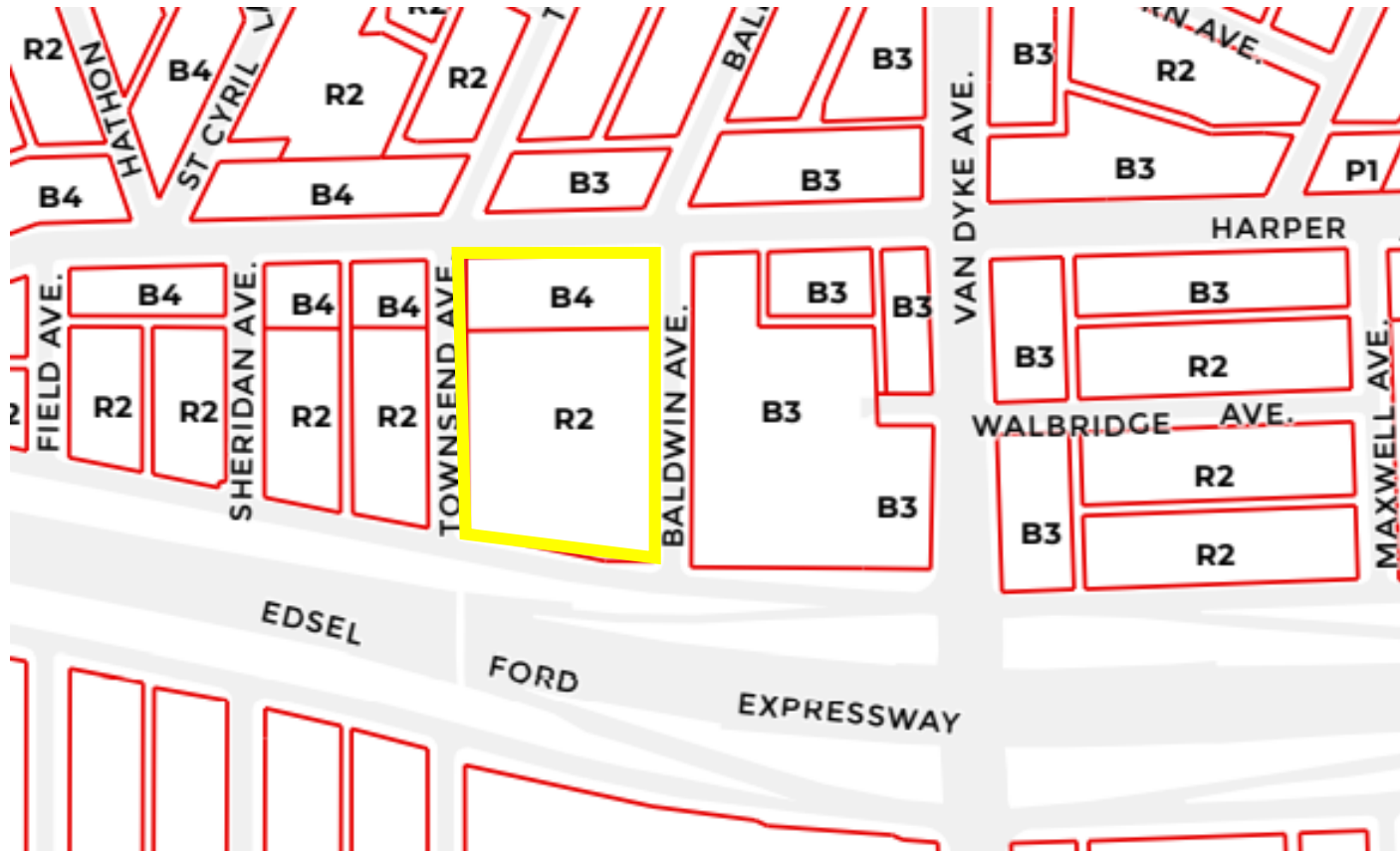
- The Promenade Initiative is part of the City of Detroit Infrastructure (CODI) plan.
- New developments in the area cannot be sufficiently supported by existing 4.8 kV infrastructure at existing Lambert, Lynch, and Pulford substations (map up next slide).
- The initiative converts the circuits of three existing 4.8 kV substations to 13.2 kV circuits fed from a new 120-13.2 kV substation. This conversion will improve reliability for customers. The 13.2kV system has greater capacity and opportunities for additional telemetry (DTE can better monitor system operation).
- Lambert, Lynch, and Pulford substations will eventually be decommissioned as part of the initiative.

Distribution Area Overview



- The East River Front & I-94 Industrial Park Area in Detroit served today by four substations
- Existing capacity at four substations is limited
- Aging infrastructure has poor operability and limited spare parts
- DTE looks for available property as centralized as possible within load area that is to be served. To date, we have not seen/heard of effects on property values.

Promenade Parcel #17-00104-299, 7630 E Edsel Ford



- New substation is proposed west of the intersection of Van Dyke Ave. (M-53) and Harper Ave.
- Current **zoning** as shown to left. Request to change zoning to B4, conditional use

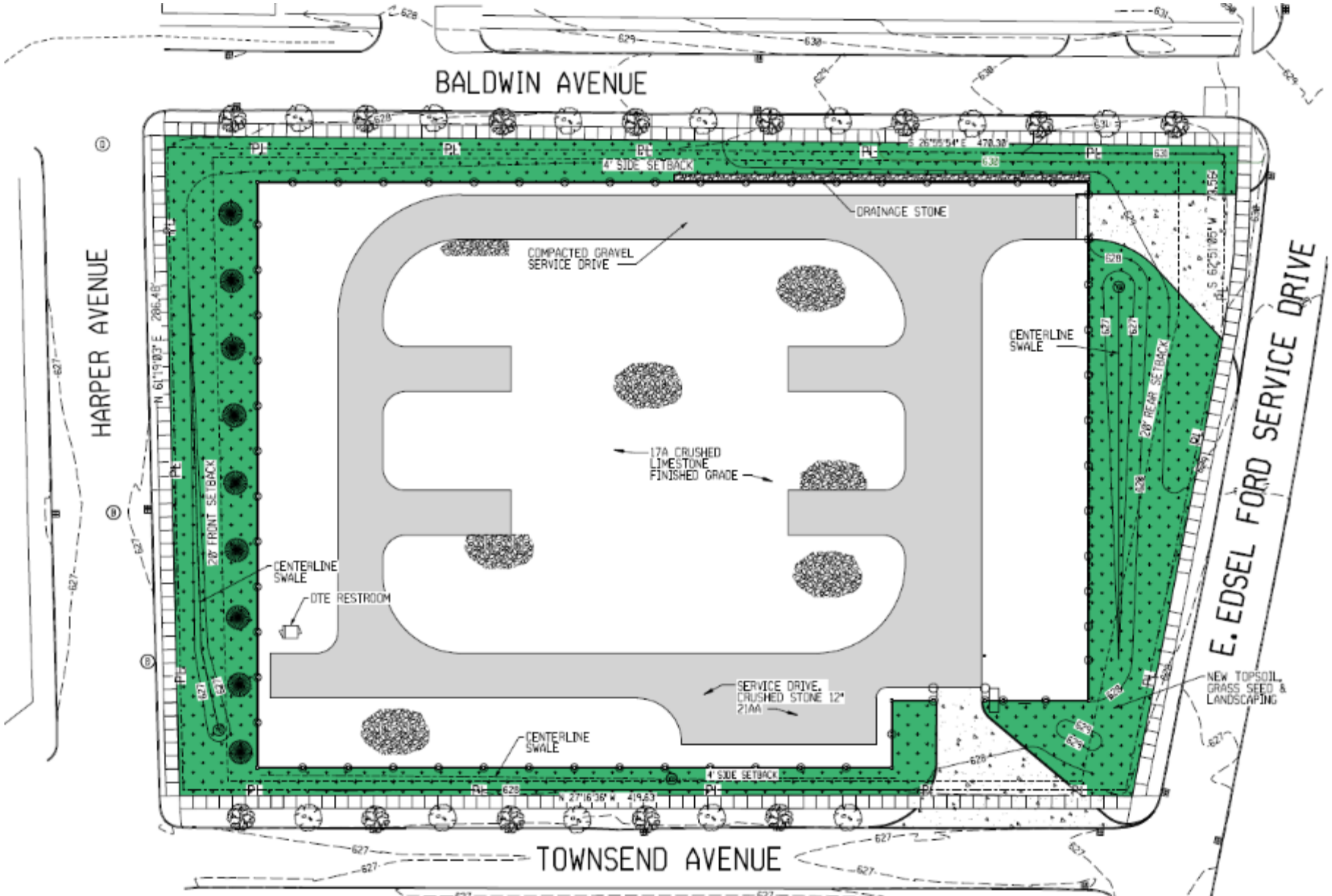
Project Scope

- Complete substation design for a general-purpose new 13.2 kV substation with two transformers and one power distribution center. Provisions for substation expansion are included.
- Bring Promenade substation site up to grade to allow ITC (International Transmission Co.) equipment installation and cable extension to Islandview substation.
- Complete below grade construction for DTE equipment at Promenade site.
- Complete all conduit in right-of-way of streets immediately surrounding Promenade site.

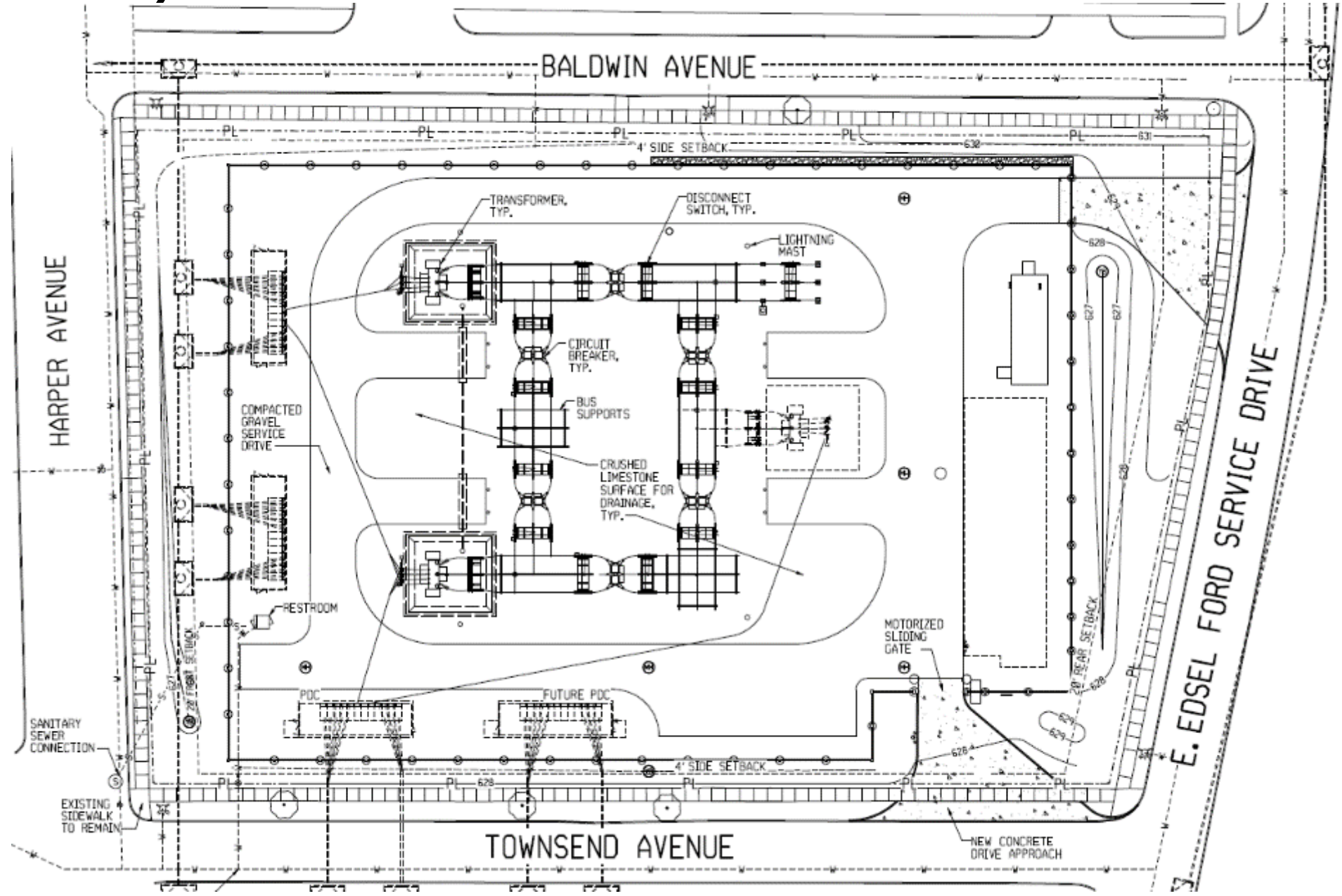
Project Timeline:

- Construction Start Date: 3/1/2022
- Construction Completion Date: 12/31/2022
- Start of physical overhead upgrades to residents/businesses: 2024

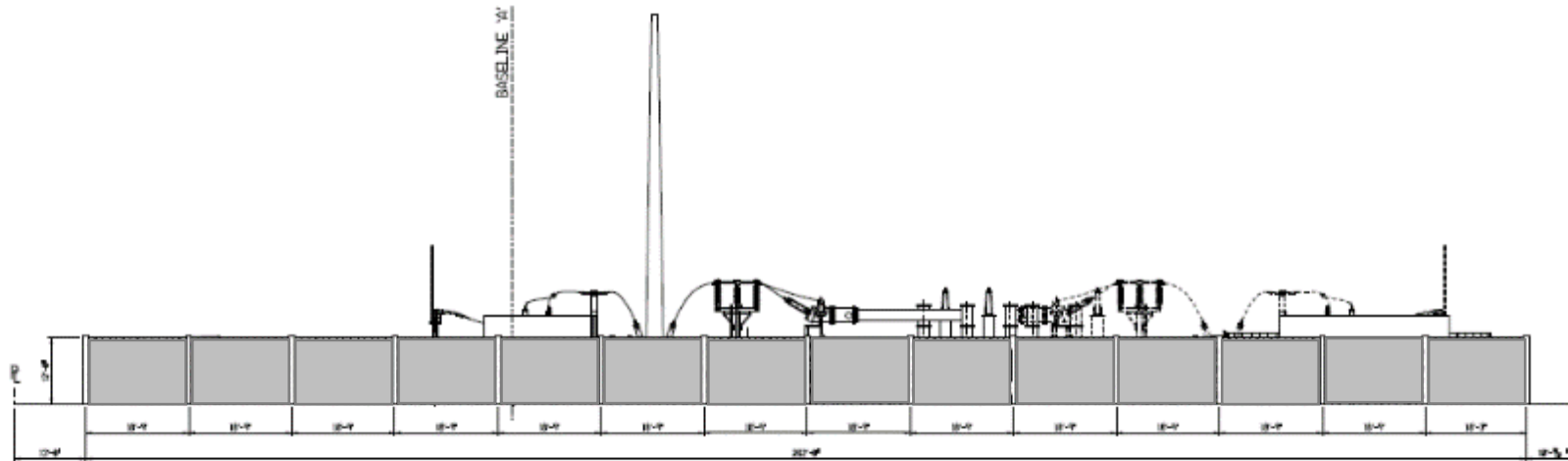
Overview of New Substation (not for construction, subject to change)



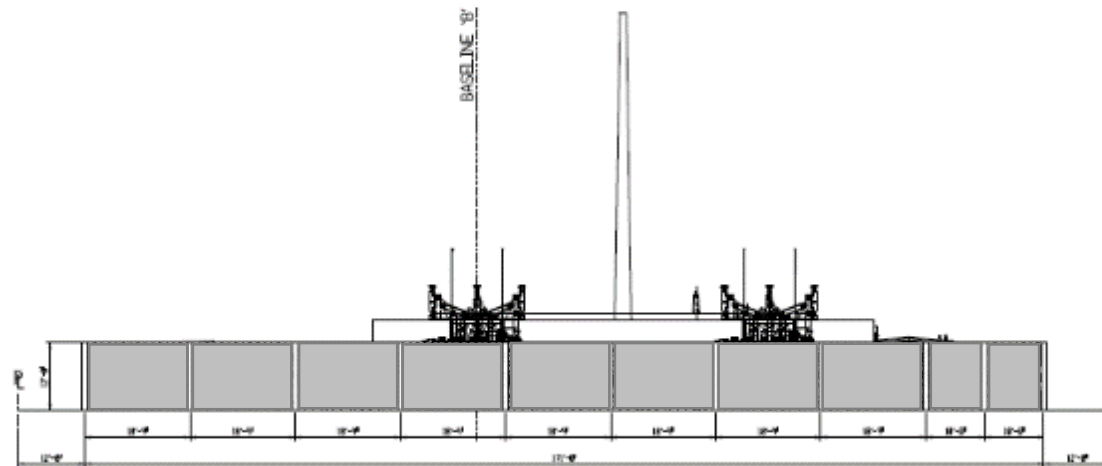
Preliminary Site Plan (not to be used for construction)



Street View of Future Substation (Example)



EAST ELEVATION
VIEW FROM TRUMBULL ST



SOUTH ELEVATION
VIEW FROM PARKER ST

REFERENCE DRAWINGS:
SECURITY HILL TUM - - - - - 504881

12' Wall Section – smooth concrete, mural ready

Wall photo shown
from Corktown
Substation Nov 2021



Access Gates, Example from Stone Pool – will be similar



Community Outreach Specific to Promenade Substation

- **~5300 letters** went out to active DTE accounts in surrounding circuits early Nov 2021 (see map, plus another substation area S. of I94)
- Site is directly across from **Akebu-Lan Village**, the non-profit organization at the heart of the community led by Marvis Cofield. An open community meeting was held on [Weds Nov 10](#) at Akebu-Lan Village (in person). Dept of Neighborhoods D3 Mgr Kayana Sessoms and Deputy Mgr Lee Johnson present, Terry Cambell from Councilperson Scott Benson's office present.
- **District 3 Dept of Neighborhoods** monthly virtual community meeting on [Tues Nov 23](#)
- **DoNCast weekly Monday 5pm updates** – DTE is on presenting basics/offering neighborhood outreach. This substation has been and will continue to be presented as part of our infrastructure work overview.

OTHER

- Adjacent COGIC church at 7448/7450 Harper Pastor Michael contacted in early November, no concerns. Paster Michael has DTE Regional Relations contact info. for any further questions.
- Properties at 7455 and 7448 Harper are owned by Harper Property Holding LLC. Owner /Agent passed away May 2021. Records of new ownership not updated as of Nov 2021. These are both empty lots – one currently being used by MDOT for I94 bridge materials

Common Questions Regarding Substation Build

Are there any environmental issues we should be concerned with?

Substations are not producing/making – they are simply ‘stepping down’ voltage to a level save for our home and businesses. 2 questions that come up often are about EMF (electromotive force – something that all electric appliances/cell phones etc give off.) and noise. Substations are designed so that both EMF and noise levels should be at ambient levels at the property line. NOTE: DTE remediates any pre-existing environmental issues in the soil before building as well.

What can be done about the look of the walls?

Walls are typical of what you would see used along highways. We recognize that this isn’t a great look and anticipate murals to be added. Murals would be designed and executed with the support and guidance of the surrounding community.

When will I see reliability improvements?

Overhead switching from old substations to this new Promenade substation will begin in 2024. As customers come off the old circuits onto the new substation, all customers served (regardless of what substation they are still connected to) will benefit from capacity lift.

What will happen to the decommissioned substations?

DTE will remove equipment, perform any necessary environmental clean up and determine if property will be sold/if no longer needed by DTE. Some of the older substations have great architecture - possibilities for redevelopment.

Promenade Substation Construction Timeline (Subject to Change)

Activity	2021	2022	2023
Substation Design	■	■	
Procure long-lead material		■	
Permit review and approval from City		■	
City and Community Engagement on possible pathway/mural	■	■	
Site Remediation		■	
Site construction (B/G Only)		■	
Design Conduit Exits	■	■	
Construct Conduit Exits		■	

THANK YOU!

Appendix

Parcels Surrounding Promenade

Parcel Map Overview



- Immediate surrounding area is for residential customers, light commercial customers, and miscellaneous improvements

X	23	25
X	24	25
14	13	27

