

UPDATED MKT ORDINANCE

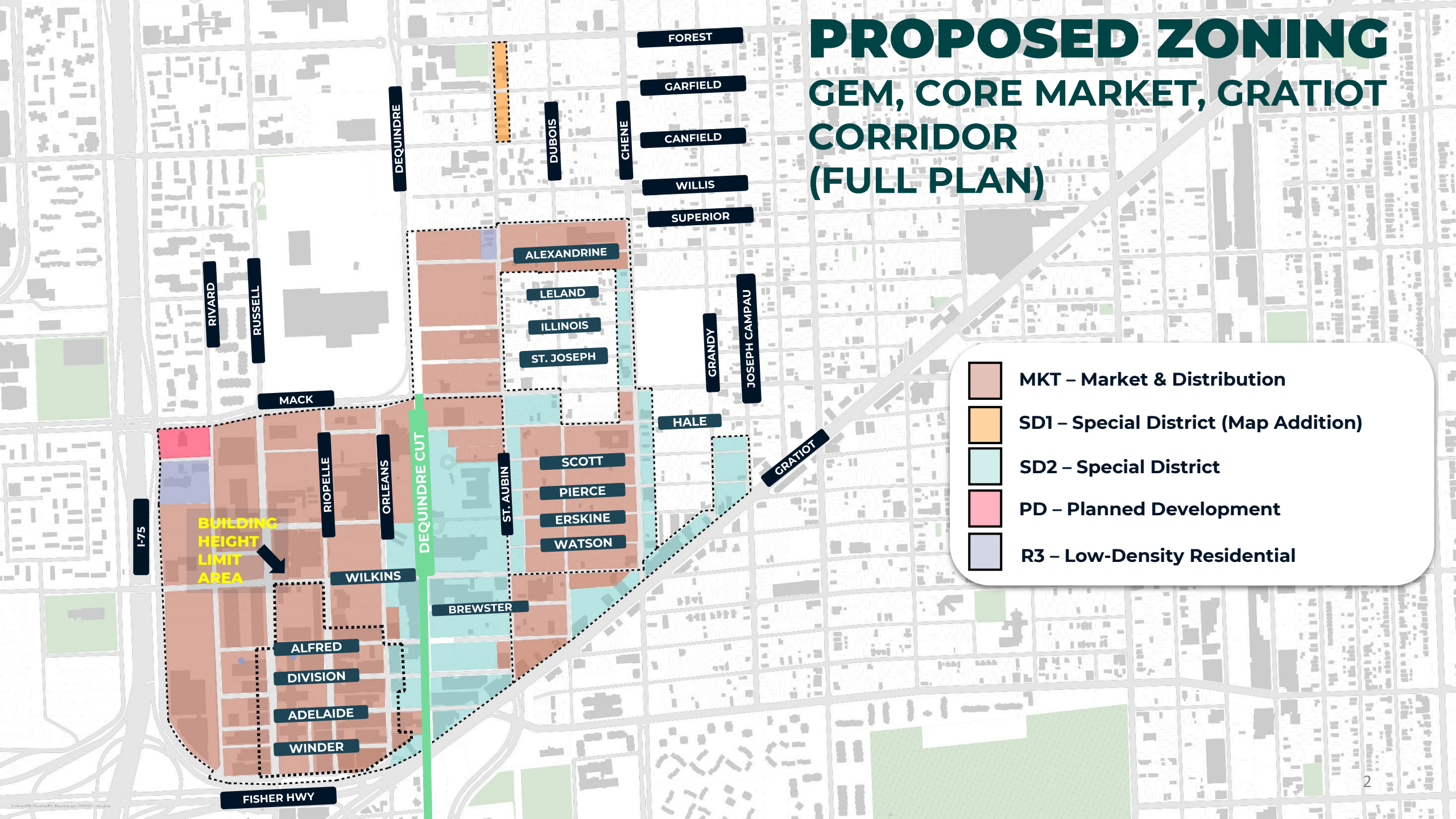
Updated Ordinance per PED Committee direction, includes the following changes:

- ✓ Site Plan Review Language
For the Core Market, the ordinance language is changed so that SPR is triggered by the criteria in Sec. 50-3-113 that applies for development city wide. Under the new language, minor changes no longer require SPR in the Core Market. (In the GEM area, all development still goes through SPR to review for setbacks.)
- ✓ Cabaret Use Added
This use was omitted and is now being added to the ordinance to accommodate an existing cabaret.
- ✓ Barber or Beauty Shop Use Added
The original MKT ordinance limited the barber/beauty shop use to the upper stories of a multi-story building in order to encourage uses that maintain the character of the market, at the pedestrian scale. However, a one story building would not have this option, so the updated ordinance permits this use conditionally in a one-story building.

PROPOSED ZONING

GEM, CORE MARKET, GRATIOT CORRIDOR

(FULL PLAN)



1. **Height reductions that serve no specific purpose other than to limit density.**
2. **Additional Site Plan Review Requirements not imposed on developers in other neighborhoods.** *(This will be addressed via amendment)*
3. **All seven marihuana uses currently allowed in the MKT and other commercial districts in the city would be prohibited.**
4. **Limits size of retail uses to 15,000 sf** (potentially making existing businesses such as Rocky's, Gratiot Central Market and Devries & Co nonconforming uses)
5. **Office development will be limited to a percentage of ground floor area** (with no clearly stated reason for this limitation)
6. **If approved, multi-family housing would be prohibited; one or two residential structures in existing buildings would be a conditional use. The only residential use that will be permitted as a matter of right will be lofts** (residential uses in existing non-residential buildings)
7. **Some uses would only be allowed if NOT on the first floor of a building such as Pet Grooming, Nail Salons and Barber/Beauty Shops** (this limits owners ability to lease vacant tenant spaces)
8. **Several uses that are currently allowed by right will be conditional land uses** (which require professional architectural site plans and a public hearing which will deter potential tenants from leasing space in Market). This includes massage/physical therapy, indoor recreation like Jab S gym, culinary/trade school, outdoor entertainment, customer service center, vet clinic, blueprinting/lithography, nonprofits)
9. **Several uses that are currently allowed as conditional land uses will be prohibited.** This includes cabarets (like Berts Warehouse), billiard hall, outdoor recreation, and parking lots
10. **Several uses that are currently allowed by. right: will be prohibited.** This includes pet shops and kennels, jewelry making, research/testing, small appliance repair, clothing manufacturing (such as Detroit Denim), rental halls and carry-out restaurants
11. **Imposes restrictions similar to Historic District restrictions** (special district design review, restriction on demolition) **even though Eastern Market is not a designated Historic District**
12. **Warehouses can only be used for food** (not beverages, restaurant equipment and supplies or any other items)
13. **Land use decisions cannot be appealed to the Board of Zoning Appeals**
14. **Exorbitant setback requirements on privately owned property for the purpose of stormwater management** (instead of making public investments in green infrastructure or utilizing no-build easements on property currently owned by the city)

NOTE: These points do not apply to areas currently zoned R2 (the Greater Eastern Market or GEM area). The proposed MKT represents and "upzoning" to encourage development that would not otherwise be allowed.

RESPONSE TO DEVELOPER REQ

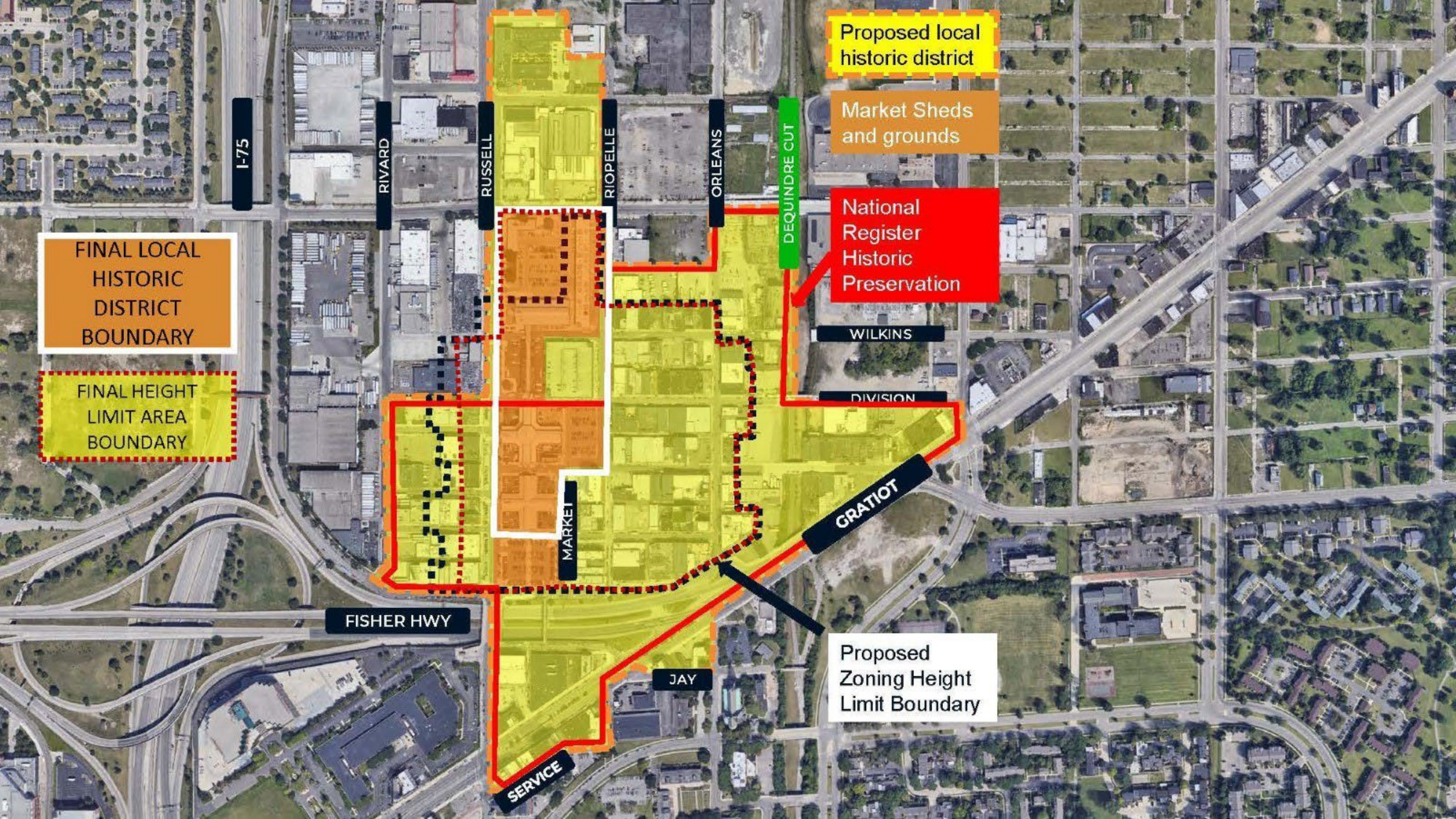
- ❑ Increased the height in the (HLA) from 45' to 55' (2020)
- ❑ Reduced the footprint of the Local Historic District to the Sheds only
- ❑ Provided 80' by-right in HLA by providing food production building height incentive (2021)
- ❑ As an alternative to removing the HLA, offered to extend a height bonus to the SD2 properties located along the Dequindre Cut (between Orleans and St. Aubin) to increase permitted height from 60' to 80' for mixed-use buildings (declined)
- ❑ Rezoned additional area on Dequindre Cut to SD2
- ❑ Made more uses a matter-of-right



SUMMARY OF MKT ZONING

- ❑ Allows for the expansion of business to the GEM
- ❑ Supports mixed-use development along Dequindre Cut (JLG) and on commercial corridors
- ❑ Adds more food production uses and removes heavy industrial uses
- ❑ Eliminates all parking requirements
- ❑ Removes spacing regs between bars/ brewpubs
- ❑ Limits building height around Sheds to 55' unless food production use is provided or BZA variance obtained
- ❑ Limits retail to 15K sq ft in size
- ❑ New construction residential and office are made conditional (adaptive reuse by-right)
- ❑ Allows 10 day review period for demolition





FOOD PRODUCTION Incentive Timeline

- NOTE:**
- **Restaurants** are allowed **by-right** throughout the MKT zoning; however, restaurants would not trigger the food production height bonus
 - If an owner is unable to provide a food production use, they may apply to **BZA** to seek a height waiver in Mkt Core Area

August 2020

45 Feet

ORIGINAL HEIGHT LIMIT
BASE OF CUPOLA



RUSSELL ST

November 2020

55 Feet

EXTENDED HEIGHT 10'
TO TOP OF CUPOLA

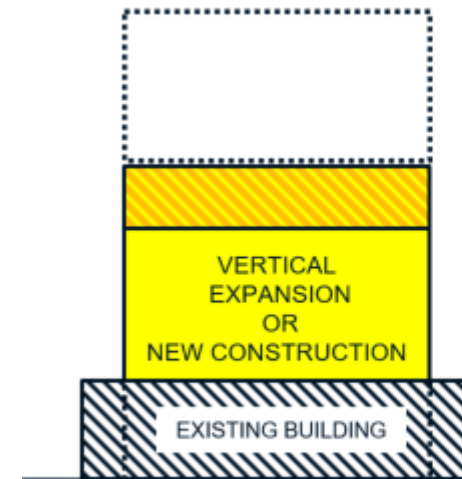


RUSSELL ST

**CURRENT CPC APPROVED
MARCH 2021**

80 Feet

FOOD PRODUCTION INCENTIVE
BY RIGHT UP TO 80'-0"
WITH GROUND FLOOR
FOOD PRODUCTION USE



RUSSELL ST

THE FRAMEWORK

GEM – 20+ YEAR FULL BUILDOUT

Potential
to Create 1,500
Jobs over 20 Years



Eastern Market At The Crossroads

Fulton St. Market Chicago 2010



Eastern Market At The Crossroads

Fulton Street Market, Chicago 2020

