

City of Detroit

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October 3, 2022

HONORABLE CITY COUNCIL

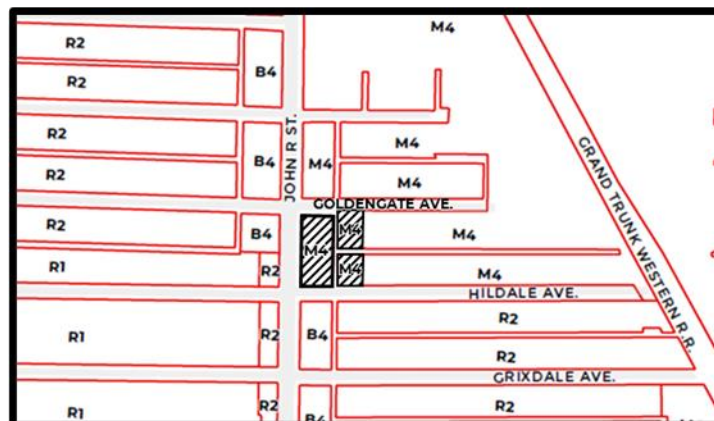
RE: The request of God’s Oldschool Ministry to rezone 18602, 18620, and 18632 John R, 28, 36, and 38 East Golden Gate, and 25, 33, and 35 East Hildale Avenues from an M4 (Intensive Industrial) zoning classification to a B4 (General Business) zoning classification (RECOMMEND APPROVAL – ORDINANCE INCLUDED TO SET A PUBLIC HEARING)

The City Planning Commission (CPC) has received a request from God’s Oldschool Ministry to amend Article XVII, Section 50-17-19, District Map No. 17 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business) zoning classification where an M4 (Intensive Industrial) zoning classification is currently shown at 18602, 18620, and 18632 John R, 28, 36, and 38 East Golden Gate, and 25, 33, and 35 East Hildale Avenues. The site is generally located on the east side of John R south of Seven Mile Road.

The proposed map amendment is being requested to permit the development of an academic learning center/daycare along John R with gated playground for children ranging from infants to 13 years of age. Land behind the daycare (to the east) is proposed to include a parking lot and greenspace. The existing M4 district does not permit child care centers.

BACKGROUND AND REQUEST

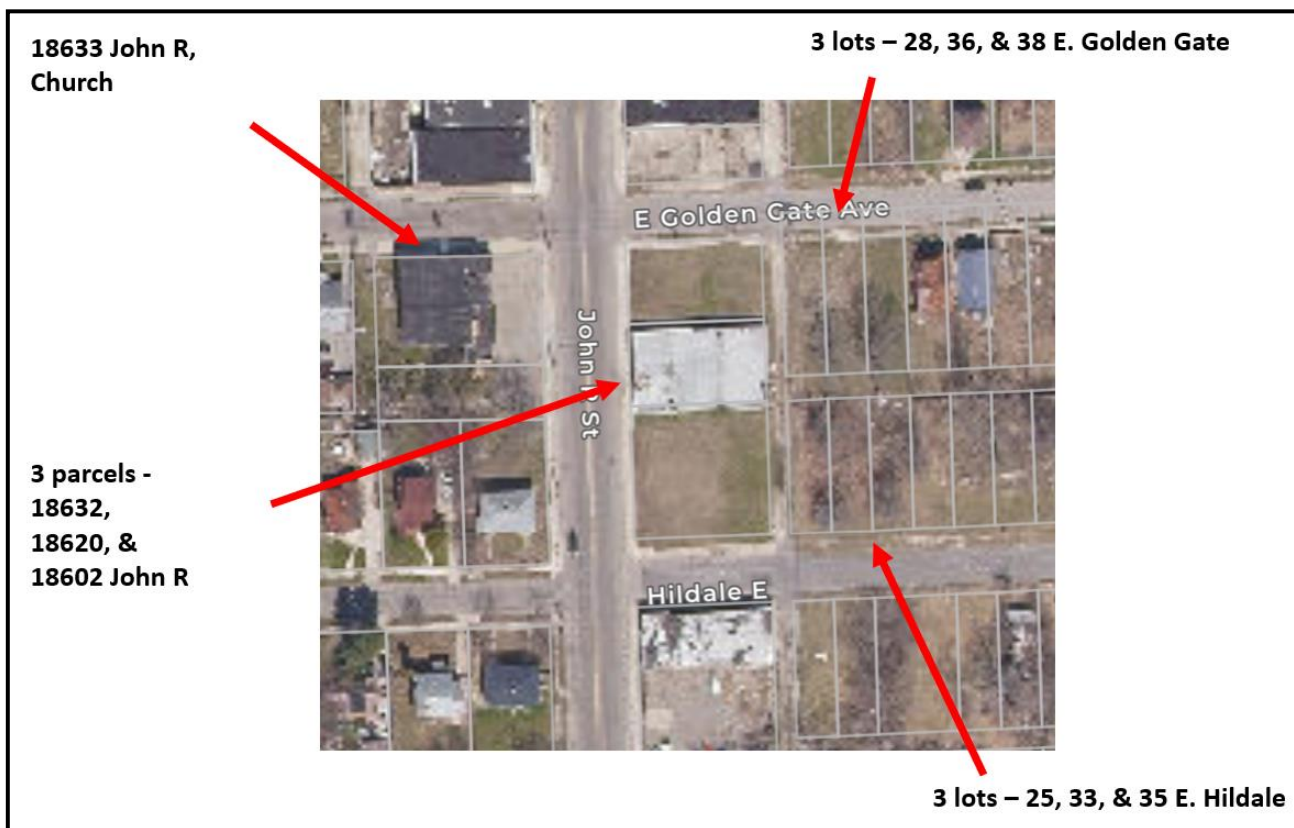
The subject area is located on the east side of John R Road between East Golden Gate Avenue on the north and East Hildale Avenue on the south. The proposed area to be rezoned is shown on the zoning map below.



It appears the land north of East Hildale Avenue and east of John R (adjacent to the railroad) has been zoned industrial since Detroit's first Zoning Ordinance in 1940. The land is zoned industrial even though it contains a mix of industrial, commercial, and residential land uses, as well as vacant land.

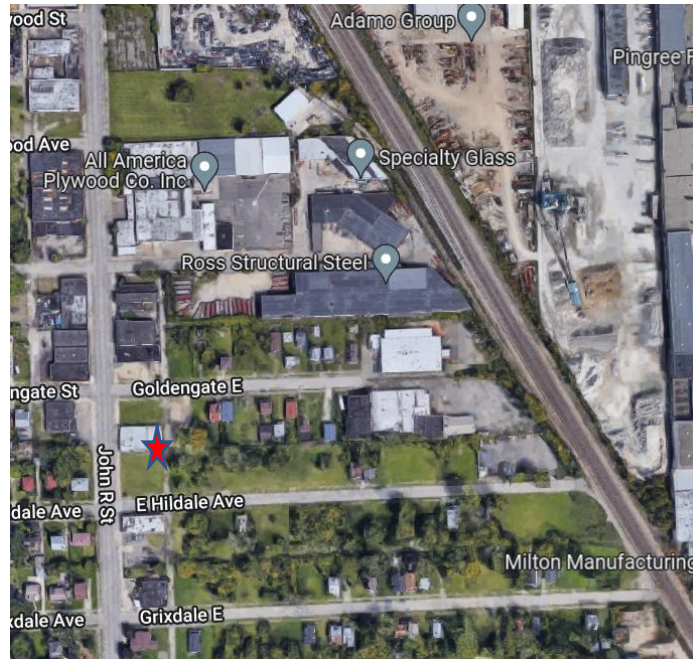
The petitioner currently operates a church on the west side of John R at 18633 John R at the southwest corner of John R and West Golden Gate. The petitioner also owns an existing building across from the church on the east side of John R at 18620 John R, which distributes household items to needy families by appointment.

The church would like to expand the services it offers to the community. The petitioner presently owns the subject three lots on the east side of John R between East Golden Gate and East Hildale Avenues which includes: vacant land at 18632 John R, the 1-story building at 18620 John R, and vacant land at 18602 John R. The petitioner recently purchased three lots on the north side of East Hildale Avenue just east of the alley and is working to purchase three lots on the south side of East Golden Gate east of the alley from the Detroit Land Bank Authority (DLBA). The locations of the subject addresses are shown below.



The petitioner is proposing to develop a child care center on the vacant land to the south at 18602 John R. The petitioner may expand the distribution center onto the vacant land to the north at 18632 John R. As noted, the petitioner is working to purchase the three vacant lots on the south side at 26, 36, and 38 East Golden Gate from the DLBA. The petitioner owns the land on the north side at 25, 33, and 35 East Hildale Avenue and plans to redevelop the six vacant lots east of the alley with a parking lot and green space.

As shown on the above zoning map, all of the blocks in the subject area between John R and the rail line and north of East Hildale are zoned M4. The M4 classification does not allow new neighborhood uses, such as houses or day care centers. As shown on the map below, there exist several industrial buildings along the rail line. There are also residential blocks that have some houses and vacant lots as well. Along East Golden Gate Avenue east of John R, there are about ten single family houses. Most are owned by the same investment company, Angelina Property Investments/K R Enterprise Properties. Over the years, this company has been buying property in the area and rehabbing both industrial and residential buildings; CPC staff and the petitioner spoke with the representative of this company who indicated they were not opposed to the subject rezoning, but did not want the houses or land they owned to be rezoned. The representative indicated they would like to buy additional property in the area, but is still uncertain about development plans, particularly along East Hildale Avenue.



COMMUNITY FEEDBACK & PUBLIC HEARING RESULTS

Pre-hearing Feedback

The subject rezoning is located in City Council District 3. The petitioner indicates they have reached out to the nearby Grixdale Block Club, as well as the District 3 Department of Neighborhoods. The petitioner held a community meeting on February 11, 2022 and indicated 25 persons were present with the following general comments:

- The community is excited for the development the church is bringing to the area
- They hope these services will attract families and other opportunities
- They think the plan for a quality daycare is great idea.

CPC Hearing Results

On April 21, 2022, the City Planning Commission held a public hearing. The Reverend Cathy Long of God's Oldschool Ministry clarified her church purchased land on East Hildale Avenue back in 2004. Reverend Long indicated the rezoning is needed because the existing outreach center is at capacity, and the church would like to bring more services to the community.

One commissioner asked if alley was vacated. It was clarified the adjacent alley is still open and has not been vacated. One commissioner appreciated staff reaching out to the adjacent landowner to discuss the rezoning. One commissioner asked for additional information about the six lots to be rezoned on East Hildale and Goldengate; it was explained the tentative plans are to install a small parking lot, greenspace, and maybe recreation space.

At the hearing, one person spoke in favor of the rezoning. The speaker also asked if there were any environmental threats from the existing adjacent industrial activity. CPC staff clarified the rezoning is to move the subject area away from industrial. The petitioner clarified the primary industry in the area is Ross Steel located further east and the company presents no environmental concerns.

CPC Hearing Follow-up

After the CPC public hearing, CPC staff received a phone call in early May 2022 from the nearby community group, the Emmanuel Community Center, whose building is located two blocks south at 18313 John R. The Emmanuel Community Center inquired about the project and was frustrated it did not know about the April 21st hearing. CPC staff will make sure the Emmanuel Community Center is informed regarding City Council's public hearing on the subject rezoning request.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

- North: M4; developed with a warehouse/industrial buildings and vacant land
- East: M4; developed with residential houses and vacant land
- South: B4 and R2; developed with an auto repair facility at southeast corner of John R and East Hildale and vacant land
- West: B4 and R2; developed with God's Oldschool Ministry Church and a two-family residential structure also owned by the church

PLANNING CONSIDERATIONS

Zoning Ordinance Criteria

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. The CPC analysis of the criteria is as follows:

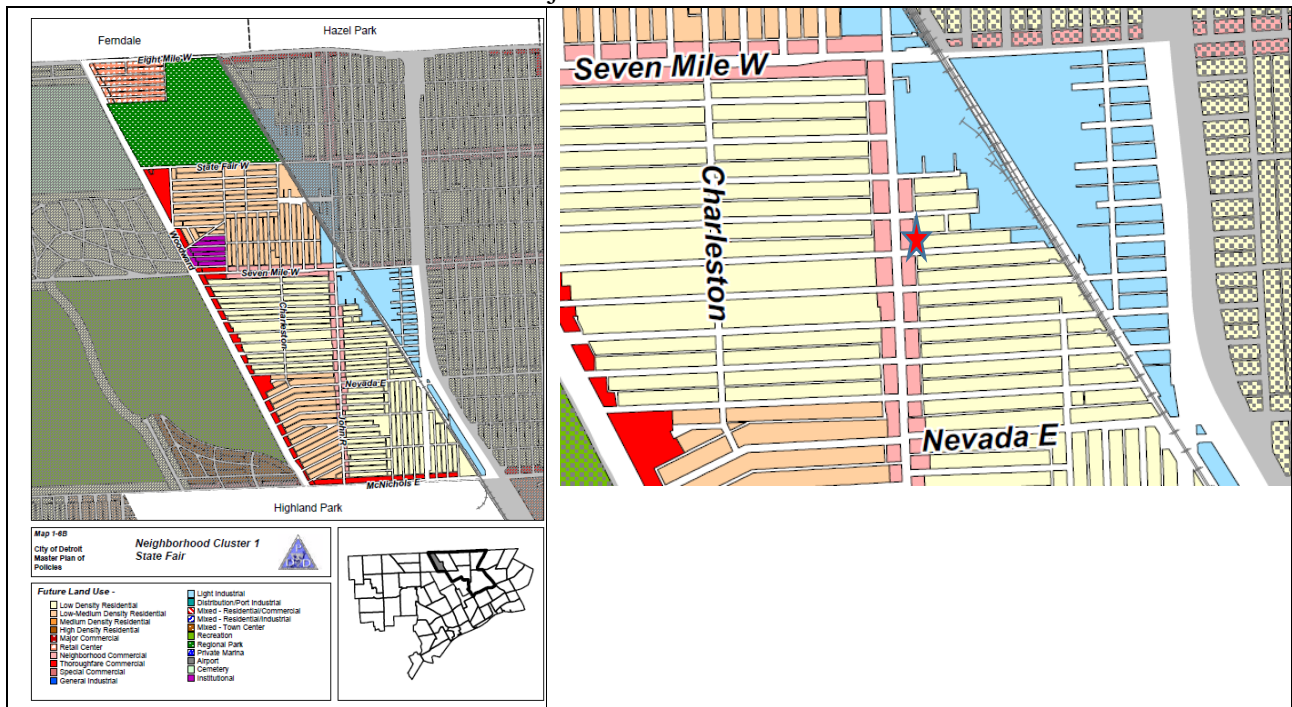
1. *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;*

The proposed amendment would not correct an error on the zoning map. The proposed map amendment meets the challenge of a changing condition or trend. Over the years, many of the former commercial and residential uses have been demolished and the land has remained vacant. The proposed rezoning would facilitate the redevelopment of the area.

2. *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;*

The subject site is located within the State Fair area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Neighborhood Commercial for the land along John R and Low Density Residential for the area just east of John R with Light Industrial beyond. The Planning and Development Department (PDD) indicates while the proposed zoning classification is not consistent with the Master Plan's

General Future Land Use classification, its size is quite small, the rezoning and development are not anticipated to change the overall character of the State Fair neighborhood, and the development should have minimal impact; the proposal is therefore generally consistent with the Master Plan classification. The subject Master Plan area is shown below.



3. *Whether the proposed amendment will protect the health, safety, and general welfare of the public;*

The CPC does not think the proposed amendment will negatively impact the health, safety, and general welfare of the public; the rezoning would allow the subject vacant area to be redeveloped with day care and commercial uses serving the John R corridor.

4. *Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development.*

It is assumed the City will be able to provide adequate services to the subject property.

5. *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 the proposed rezoning would adversely impact the natural environment.

6. *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.*

It is not anticipated the proposed rezoning will have significant adverse impacts on other property that is in the vicinity. Land directly to the north appears to be vacant commercial/industrial buildings. Land to the east is developed residential - the proposed rezoning would change the land from M4 (Intensive Industrial) to B4 (General Commercial). It

appears land to the south, which is developed with a commercial building and vacant land, would not be impacted.

7. *The suitability of the subject property for the existing zoning classification and proposed zoning classification; and*

The subject nine parcels are all vacant except one remaining commercial building. The proposed rezoning would assist with redeveloping the block with day care and commercial uses to serve the John R corridor and adjacent residential neighborhoods.

8. *Whether the proposed rezoning will create an illegal "spot zone."*

Land to the west and south of the subject rezoning is already zoned B4. Therefore, the CPC maintains the proposed rezoning will not create a spot zone.

CONCLUSION

Based on the above analysis and consistent with the approval criteria of Sec. 50-3-70 of the Zoning Ordinance, the CPC voted at its April 21, 2022 meeting to recommend APPROVAL of the rezoning request. The approved-as-to-form Ordinance is attached for Your consideration.

Respectfully submitted,

Lauren Hood, CHAIRPERSON



Marcell R. Todd, Jr., Director
Christopher J. Gulock, AICP, Staff
Roland Amarteifio, Staff

Attachment: Ordinance

cc: Antoine Bryant, Director, PDD
Greg Moots, PDD
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 50-17-19, *District Map No. 17*, to revise the zoning classification for the three parcels generally located on the east side of John R Road commonly known as 18602, 18620, and 18632 John R Road, for the three parcels generally located on the south side of East Golden Gate Avenue commonly known as 28, 36, and 38 East Golden Gate Avenue, and for the three parcels generally located on the north side of East Hildale Avenue commonly known as 25, 33, and 35 East Hildale Avenue from the M4 Intensive Industrial District zoning classification to the B4 General Business District zoning classification.

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 50-17-19, *District Map No. 17*, to revise
4 the zoning classification for the three parcels generally located on the east side of John R Road
5 commonly known as 18602, 18620, and 18632 John R Road, for the three parcels generally located
6 on the south side of East Golden Gate Avenue commonly known as 28, 36, and 38 East Golden
7 Gate Avenue, and for the three parcels generally located on the north side of East Hildale Avenue
8 commonly known as 25, 33, and 35 East Hildale Avenue from the M4 Intensive Industrial District
9 zoning classification to the B4 General Business District zoning classification.

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

12 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
13 *Maps*, Section 50-17-19, *District Map No. 17*, be amended as follows:

14 **CHAPTER 50. ZONING**

15 **ARTICLE XVII. ZONING DISTRICT MAPS**

16 **Sec. 50-17-19. District Map No. 17.**

17 For the three parcels generally located on the east side of John R Road commonly known
18 as 18602, 18620, and 18632 John R Road, for the three parcels generally located on the south side
19 of East Golden Gate Avenue commonly known as 28, 36, and 38 East Golden Gate Avenue, and
20 for the three parcels generally located on the north side of East Hildale Avenue commonly known
21 as 25, 33, and 35 East Hildale Avenue, identified more specifically as:

22 18602 John R Road:

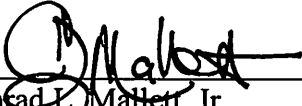
1 E JOHN R 236-237-238 OKEEFE & METZEN NO 2 L26 P82 PLATS, W C R 1/173 98.12 X
2 100,
3 18620 John R Road:
4 E JOHN R 1-2-3 JUDSON BRADWAYS JOHN R ST L42 P43 PLATS, W C R 1/203 60 X 100,
5 18632 John R Road:
6 E JOHN R 4-5-6 JUDSON BRADWAYS JOHN R ST L42 P43 PLATS, W C R 1/203 60 X 100,
7 28 East Golden Gate Avenue:
8 S E GOLDEN GATE 7 JUDSON BRADWAYS JOHN R ST L42 P43 PLATS, W C R 1/203 30
9 X 119.73A,
10 36 East Golden Gate Avenue:
11 S E GOLDEN GATE 8 JUDSON BRADWAYS JOHN R ST L42 P43 PLATS, W C R 1/203 30
12 X 119.67A,
13 38 East Golden Gate Avenue:
14 S E GOLDEN GATE 9 JUDSON BRADWAYS JOHN R ST L42 P43 PLATS, W C R 1/203 30
15 X 119.61A,
16 25 East Hildale Avenue:
17 N E HILDALE 235 OKEEFE & METZEN NO 2 L26 P82 PLATS, W C R 1/173 30 X 97.82A,
18 33 East Hildale Avenue:
19 N E HILDALE 234 OKEEFE & METZEN NO 2 L26 P82 PLATS, W C R 1/173 30 X 97.74A,
20 35 East Hildale Avenue:
21 N E HILDALE 233 OKEEFE & METZEN NO 2 L26 P82 PLATS, W C R 1/173 30 X 97.66A,
22 the existing M4 Intensive Industrial District zoning classification is revised to the B4 General
23 Business District zoning classification.

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

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

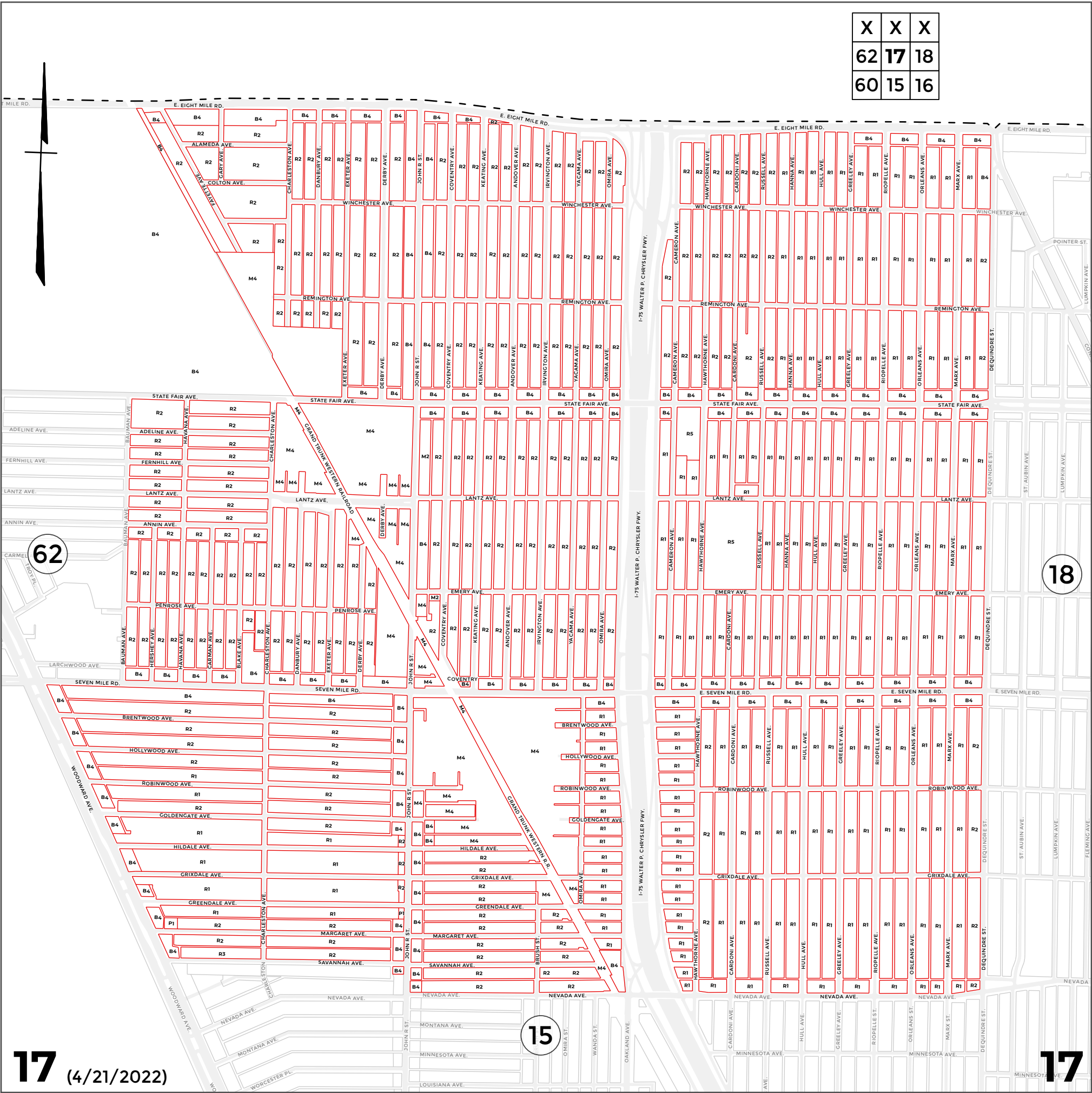
5 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
6 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),
7 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Conrad L. Mallett, Jr.
Corporation Counsel

X	X	X
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60	15	16



17 (4/21/2022)

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