

Lauren Hood, MCD
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Donovan Smith
Vice Chair/Secretary
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Director

City of Detroit

CITY PLANNING COMMISSION
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Detroit, Michigan 48226
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Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.

March 30, 2023

HONORABLE CITY COUNCIL

RE: Request of NP Conner Avenue Industrial, LLC and the City Planning Commission to amend Article XVII, Section 50-17-27, District Map No. 25 of the 2019 Detroit City Code, Chapter 50, Zoning, to show M2 (Restricted Industrial District) and PR (Parks and Recreation District) zoning classifications where M3 (General Industrial District) and M4 (Intensive Industrial District) zoning classifications are currently shown on approximately 63 acres generally bounded by Gratiot Ave. to the northwest, Conner St. to the east, and Harper Ave. to the south, and also known by the addresses, 10600 Gratiot Ave and 9701 Conner St. **(RECOMMEND APPROVAL – REQUESTING THE SETTING OF A PUBLIC HEARING)**

The City Planning Commission (CPC) has received a request from NP Conner Avenue Industrial, LLC to amend Article XVII, Section 50-17-27, District Map No. 25 of the 2019 Detroit City Code, Chapter 50, Zoning, to show M2 (Restricted Industrial District) and PR (Parks and Recreation District) zoning classifications where M3 (General Industrial District) and M4 (Intensive Industrial District) zoning classifications are currently shown on approximately 63 acres generally bounded by Gratiot Ave. to the northwest, Conner St. to the east, and Harper Ave. to the south. The addresses of the proposed rezoning are 10600 Gratiot Ave and 9701 Conner St.

The proposed downzoning is being requested to fulfill commitments made by NorthPoint Development, who are in the process of redeveloping the site of the former Cadillac Stamping Plant. The Class A light industrial/warehousing facility will contain about 682,000 sq. ft. of useable space. The total investment for the project is approximately \$48 million and includes \$18 million in city and state brownfield remediation incentives. The site is estimated to have created over 100 construction jobs during the construction phase, which is now complete, and is expected to create 450 permanent jobs after a tenant has been identified.

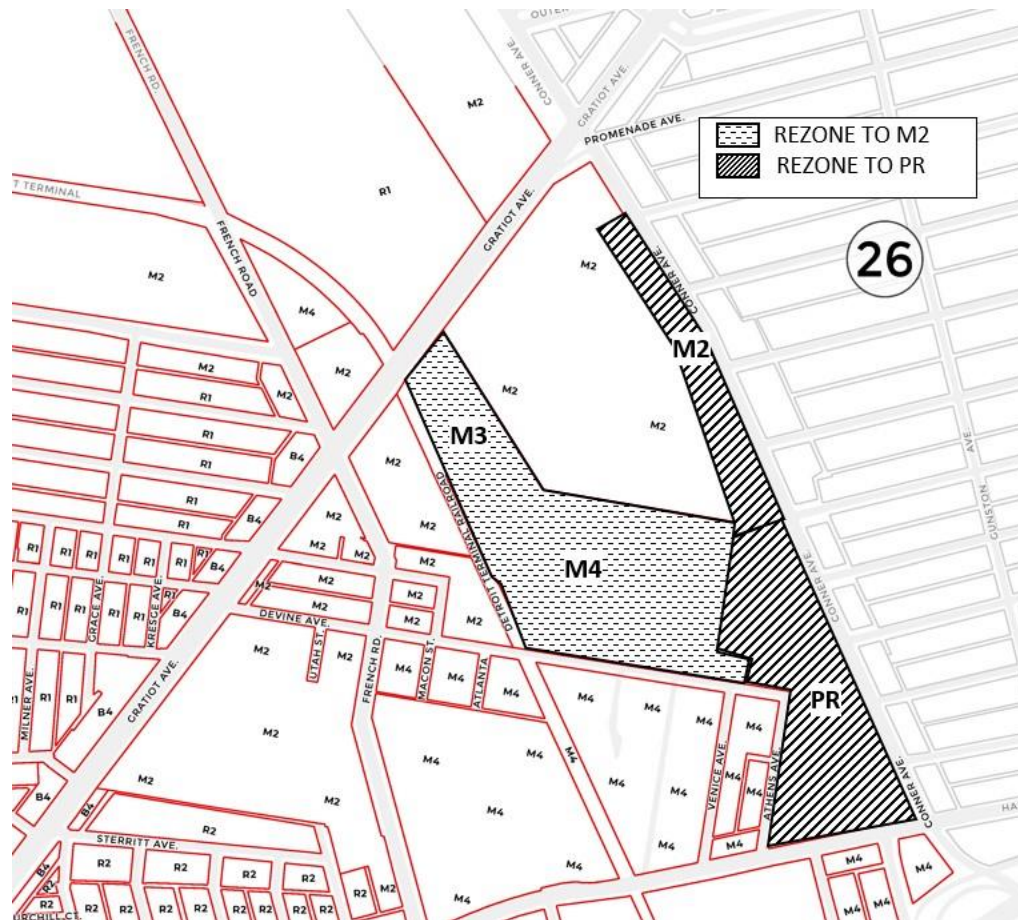
BACKGROUND AND REQUEST

The subject property is located in City Council District 3 and, again, is the former site of the Cadillac Stamping Plant. The original facility was built in 1925 for the Hudson Motor Company. In 1956, Cadillac bought the plant to produce body panels for their vehicles. The facility remained in use as an auto manufacturing facility until the 1980s. It remained vacant until 1993, when the Ivan Doverspike Company began to use it for their operations, including storage and dismantling of machinery. By 2015 most of the plant was abandoned and left vacant. In March of

2021, the former Cadillac Stamping Plant was demolished to allow for a new industrial facility to be built by NorthPoint Development.

Conner Creek Greenway

While exploring the proposed downzoning location, CPC staff identified 9700 Conner Street, a Detroit Parks & Recreation owned parcel with M4 (Intensive Industrial) zoning classification, as a potential opportunity to downzone to PR (Parks & Recreation). This site is the location of the Conner Creek Greenway, a recreational path that runs along Conner Street from Harper Avenue to Gratiot Avenue. CPC staff met with the Parks and Recreation staff to discuss downzoning the parcel from M4 to PR and their office expressed support.



Proposed zoning map with proposed rezoning shaded

Community Input

Northpoint Development held 4 community meetings on September 1, October 22, and December 15 of 2020 as well as January 6, 2021. In these meetings the developer presented the overview of the project including site plans to the community and received feedback which they followed up on. The developers responded to concerns about truck traffic and which street would be used as an access point. They revised their site plan in response to the comments on traffic and changed the primary entrance/exit to Devine Avenue and reserve the Conner Street access point for emergency vehicles.

PUBLIC HEARING RESULTS

On October 20, 2022, the City Planning Commission held a public hearing on this downzoning request. During the hearing, two members of the public spoke--one in support of the downzoning of the greenway, and the other with concerns about the downzoning. The member of the public who spoke in support of the downzoning of the greenway stated that the greenway acts as a buffer between the neighborhood across Conner St. and the industrial uses in the area. The legal counsel for PVS Chemicals, the owners of the land adjacent to Conner Creek Greenway spoke about concerns the business has with the greenway parcel being rezoned to the PR zoning classification. They stated that a downzoning and subsequent increase in use of the greenway could be used to challenge the operations of their business, which has existed in the area for over 70 years.

PLANNING CONSIDERATIONS

Current Zoning

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.

M3 – General Industrial District

The M3 General Industrial District is composed of property so situated as to be suitable for industrial development, but where the modes of operation of the industry may affect any nearby residential uses. The purpose of this district is to permit the normal operation of a majority of industries, subject only to those regulations needed to control congestion and to protect nearby residential districts. No new residential construction is permitted in 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.

M4 – 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.

Proposed Zoning

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.

PR – Parks and Recreation

The intent of the PR Parks and Recreation District is to retain, insofar as is practicable and desirable, publicly owned lands in excess of four acres in size already improved for or intended to be improved for recreational uses and/or to be preserved as open space. The restrictions of this classification are intended to encourage preservation of these lands and to permit development in keeping with the natural amenities of these areas. In addition to those uses allowed by right, commercial recreational facilities may be permitted upon approval of the City Council.

Surrounding Zoning and Land Use

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

North: M2 (Restricted Industrial) – Commercial Retail

East: B4 (General Business) – Commercial Retail

South: M4 (Intensive Industrial) – Manufacturing

West: M2 (Restricted Industrial) – Warehousing

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 downzoning of these parcels will decrease the number of intensive uses that may otherwise be able to establish on these parcels, which will protect the health, safety, and general welfare of the public. In addition, rezoning the Conner Creek Greenway parcel to PR will ensure that the greenway continues to act as a buffer between the industrial uses to the west and the neighborhood across Conner Street.*

- The suitability of the subject property for the existing zoning classification and proposed zoning classification. *The newly redeveloped Class A light industrial/warehousing facility on the site of the former Cadillac Stamping site fits well into the proposed M2 (Restricted Industrial District) zoning classification. The facility's maximum height of 52ft meets the maximum height requirement under the recently enacted amendment to increase the maximum height limitation in the M2 (Restricted Industrial District) from 40ft to 55ft.*

- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *PVS Chemicals, the landowner of parcels across Athens Avenue from the Conner Creek Greenway expressed concern with the rezoning of the Conner Creek Greenway parcel. They stated that the downzoning of the parcels could be used, "as a basis for challenging PVS's ability to continue the industrial uses of the PVS Property." The Greenway parcel has been designated and operated as a parkway, defined as, "a broad roadway*

bordered and often divided with landscaped areas consisting of tree plants, bushes, and/or grass, is so designated, and is under the jurisdiction and control of the Recreation Department” for a number of years. Therefore, CPC staff is of the view that the Conner Creek Greenway parcel acts as a buffer from the industrial uses to the west and the proposed rezoning will simply align the zoning of the parcel with its ownership and current use. This is also consistent with Detroit Future City’s encouragement of greenways and urban reforestation in order to reduce our carbon footprint. Additionally, since the proposed rezoning does not change the zoning on PVS’s property, they will continue to be able to conduct their business.

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 Light Industrial (IL) and Recreation (PRC) in the Master Plan. The Planning and Development Department (PDD) has reviewed this request and found proposed zoning classifications are **consistent** with the Master Plan.

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 November 3, 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 Gulock, Staff
Roland Amarteifio, Staff

Attachment: Ordinance
Application for Zoning Change
Master Plan Interpretation
PVS Chemicals Letter of Concern

cc: Antoine Bryant, Director, PDD
Greg Moots, PDD
David Bell, Director, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law Department

SUMMARY

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-27, *District Map No. 25*, to revise the existing M3 General Industrial District and M4 Intensive Industrial District zoning classifications to M2 Restricted Industrial District and PR Parks and Recreation District zoning classifications for two parcels commonly known as 10600 Gratiot Avenue and 9701 Conner Street.

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending
3 Article XVII, *Zoning District Maps*, Section 50-17-27, *District Map No. 25*, to revise the existing M3
4 General Industrial District and M4 Intensive Industrial District zoning classifications to M2 Restricted
5 Industrial District and PR Parks and Recreation District zoning classifications for two parcels generally
6 bounded by Gratiot Avenue to the northwest, Conner Street to the east, and Harper Avenue to the
7 south, commonly known as 10600 Gratiot Avenue and 9701 Conner Street.

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

9 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
10 *Maps*, Section 50-17-27, *District Map No. 25*, is amended as follows:

11 **CHAPTER 50. ZONING**

12 **ARTICLE XVII. ZONING DISTRICT MAPS**

13 **Section 50-17-27. District Map No. 25.**

14 For the parcel commonly known as 10600 Gratiot Avenue, identified more specifically as:

15 S GRATIOT PT OF PCS 10 11 AND 389 AND PT OF FRAC SEC 23 T1S R12E; ALL
16 DESC AS BG N LN DETROIT TERMINAL RR AND E LN GRATIOT AVE (124 FT
17 WD) TH N 24D 49M 25S E 514.99 FT TH S 65D 09M 30S E 219.92 FT TH N 24D 50M
18 30S E 202.73 FT TH S 45D 23M 43S E 7.44 FT TH N 35D 54M 19S E 272.06 FT TH N
19 81D 30M 01S E 87.59 FT TH S 43D 55M 31S E 574.87 FT TH S 22D 54M 45S E 200.99
20 FT TH S 36D 23M 30S E 609.96 FT TH S 03D 05M 07S E 603.78 FT TH S 00D 05M
21 57S E 16.02 FT TH N 86D 51M 47S E 180.23 FT TH S 03D 08M 13S E 99.51 FT TH S
22 86D 51M 45S W 1011.10 FT TH N 36D 51M 15S W 1333.33 FT TO POB 1,869,087
23 SQFT OR 42.908 AC

24 SPLIT/COMBINED ON 12/15/2021 FROM 19001582.005, 19001582.006,
25 19001583.002L, 19001584., 19002594.001;

1 the existing M3 General Industrial District and M4 Intensive Industrial District zoning classifications
2 on the parcel are both revised to the M2 Restricted Industrial District zoning classification, and the
3 existing M2 Restricted Industrial District zoning classification on the parcel remains classified as such,
4 such that the entire parcel is now subject to an M2 Restricted Industrial District zoning classification.

5 For the parcel commonly known as 9701 Conner Street, identified more specifically as:

6 W CONNER AVE PT OF FRL SECS 23 T 1 S R 12 E & PCS 389 & 11 & 10 ALL DESC
7 AS COMM AT INT OF S LN PC 389 AND W ROW LN CONNER AVE (VAR WIDTH)
8 N 63D 54M 40S E 395.62 FT TO POB TH S 43D 20M 02S E 406.69 FT TH S 36D 23M
9 30S E 774.58 FT TH S 35D 43M 30S E 757.64 FT TH S 36D 37M 30S E 521.75 FT TH
10 ALG CUR TO R 159.99 FT RAD 234.00 FT CEN ANG 39D 10M 27S CHD BRG S 17D
11 02M 17S E 156.89 FT TH S 02D 32M 57S W 19.30 FT TH ALG CUR TO L 147.01 FT
12 RAD 732.49 FT CEN ANG 11D 29M 58S CHD BRG S 03D 12M 02S E 146.77 FT TH S
13 66D 15M 24S W 522.42 FT TH N 03D 14M 13S W 712.89 FT TH S 86D 49M 42S W
14 183.26 FT TH N 03D 06M 30S W 99.72 FT TH S 86D 52M 00S W 180.23 FT TH N 02D
15 58M 50S W 619.31 FT TH N 36D 23M 30S W 609.96 FT TH N 22D 54M 45S W 200.99
16 FT TH N 43D 55M 31S W 574.87 FT TH N 45D 10M 54S E 136.85 FT TH S 44D 32M
17 13S E 164.34 FT TO POB ALSO PT OF PC 10 N OF HARPER AVE AND E AND W
18 OF CONNER AVE 19/--- 18.627 ACRES

19 SPLIT/COMBINED ON 10/18/2019 FROM 19001582.003L;

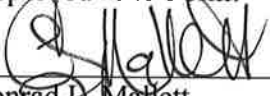
20 the existing M2 Restricted Industrial District and M4 Intensive Industrial District zoning classifications
21 are both revised to the PR Parks and Recreation District zoning classification.

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

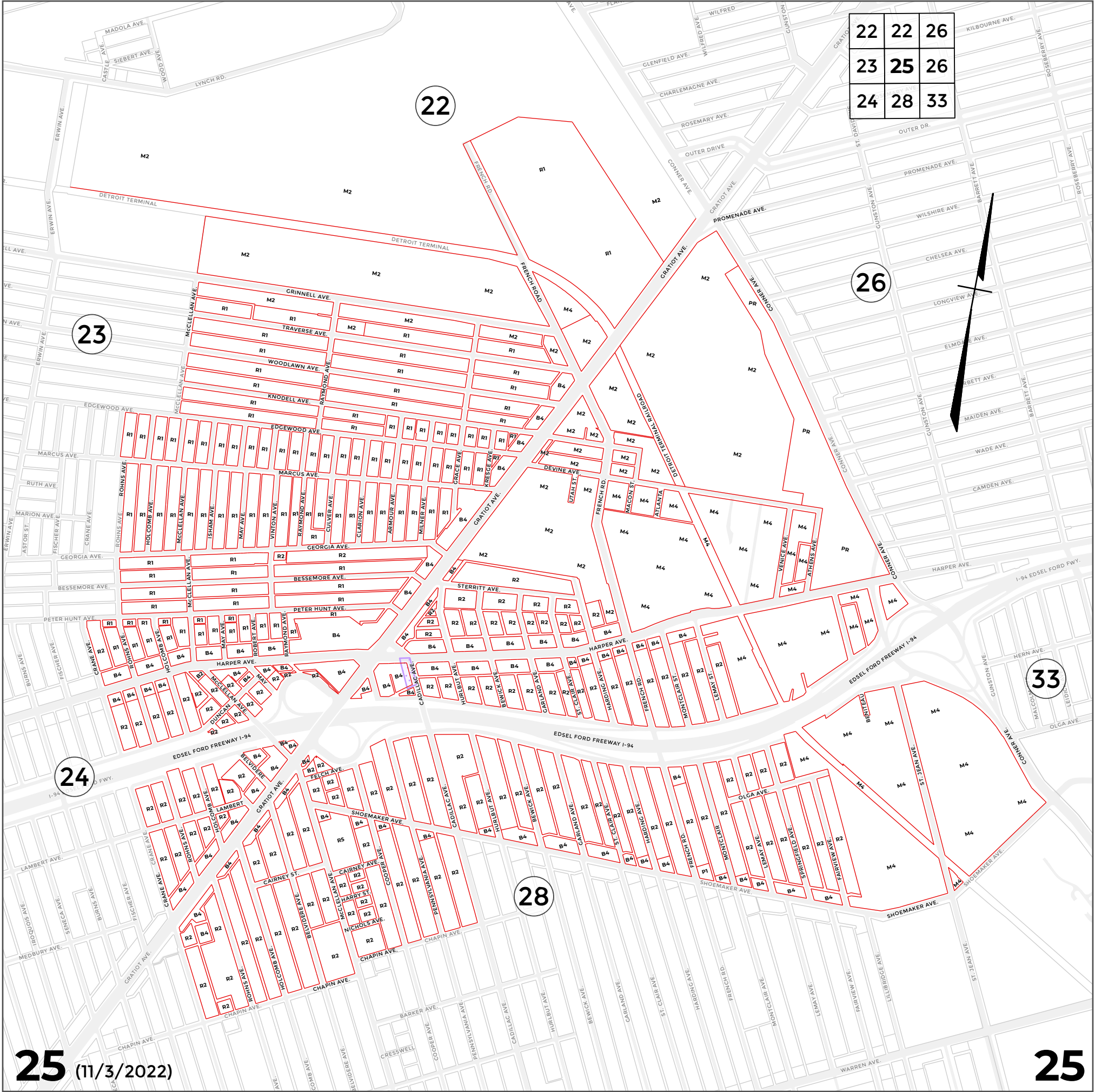
24 **Section 3.** This ordinance is declared necessary for the preservation of the public peace, health,
25 safety, and welfare of the people of the City of Detroit.

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

Approved as to Form:



Conrad L. Mallett
Corporation Counsel



22	22	26
23	25	26
24	28	33

City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

CPC File #: _____
Date of Filing: _____
RE: _____

APPLICATION FOR A ZONING CHANGE

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on all rezoning proposals before it takes final action. Please provide the following information regarding the proposal, so that the Commission may proceed in its review and processing of this request.

Section 50-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.

The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to proposed ordinances for the regulation of development in carrying out its duties as set forth in Section 4-402 and 6-204 of the City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning or modification to the PD (Planned Development), PC (Public Center), PCA (Restricted Central Business District) and the SD5 (Special Development District, Casinos) zoning district classifications must complete a different application which may be obtained from our office.

Signature of Applicant: _____

Date: AUGUST 8, 2022

ZONING FEE:

Effective January 11, 1995, the applicant will be charged a fee for the processing of a rezoning application. The fee schedule is as follows:

Size of Property	Fee
One acre or less	\$350.00
Over one acre	\$350.00 for the first acre plus \$25.00 for each additional acre to a maximum of \$1,000.00

Payment of the fee must be in the form of a check or money order payable to the "City of Detroit – Treasurer" When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

ZONING CHANGE PROCEDURES:

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the application to the effective date of the zoning change).

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant's officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.

1. Name of Applicant: NP Conner Avenue Industrial, LLC
Address of Applicant: 4825 NW 41st Street, Suite 500
City, State & Zip Code: Riverside, MO 64150
Telephone Number: (616) 752-2384 (Attn: Lance Zoerhof representing NP Conner)
2. Name of Property Owner: Same as above
(If same as above, write "*SAME*")
Signature of Property Owner
(If different than Applicant) _____
Address of Property Owner: _____
City, State & Zip Code: _____
Telephone Number: () _____
3. Present Zoning of Subject Parcel: M3-V0600 Gratiot Ave. Detroit, MI 48213 (Tax #19001584)
M4-9501 Connor St., Detroit, MI 48213 (Tax #19002594.001)
4. Proposed Zoning of Subject Parcel: M2
See response to #3 above for addresses. See also Attachment
5. Address of Subject Parcel: A (Parcel A and E) and Attachment B.
between _____ and _____
(Street) (Street)
6. General Location of Subject Property: See Response to 5 above.

7. Legal Description of Subject Parcel: *(May be attached)*
See legal descriptions for Parcel A and Parcel E on Attachment A

8. Size of Subject Parcel (Dimensions): See Attachment A for dimensions
(Acreage): Approximately 21 acres

9. Description of anticipated development:

Advanced assembly, manufacturing, and/or logistics facility. See site plan for facility

attached as Attachment B.

10. Reason why the present zoning classification is not appropriate and why the proposed zoning classification is more appropriate:

The present classifications include M3 & M4 which are heavy industrial uses. Due to the close
proximity of residential areas near the subject property, applicant agreed at request of the city to
reduce these classifications to M2 to ensure heavy industrial uses would not be available in the
future at the site and to buffer the residential areas from potential heavy industrial uses, including
noxious odors. The M2 classification allows for the current use/facility on-site..

11. Zoning of Adjacent Properties:

To the North - M2 and R1

To the South - M4

To the East - M2

To the West - M2

12. Development of Adjacent Properties:

To the North - Gethesemane Cemetary and retail (CVS, T-Mobil and Bank of America)

To the South - PVS Chemical/Transportation

To the East - Conner Creek Greeway

To the West - Retail (Nationalwide Furniture, Warehouse and North Pole Entertainment)

13. Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address	Contact Person/Phone Number
Osborn Neighborhood Alliance	313-344-6190
Impact Church Detroit	313-372-3055
International Community Center	586-229-9380
Greater Northeast Optimist Club of Detroit	248-548-1533

Airport Subdivision

Will supplement with contact information

Corbett Cavaliers

Will supplement with contact information

14. Adjacent Property Owners, Businesses or Residents contacted by Applicant:

Name	Indicate: Owner Business Resident	Address	Address of Adjacent Property	Phone
PVS Chemical/Transportation	Owner	9501 Conner Avenue Detroit, MI 48213	10850 Devine and 6535 Athens, Detroit MI 48213	313-921-1200

ATTACHMENT A

EXHIBIT A
LEGAL DESCRIPTIONS OF PARCELS A, B AND C

LEGAL DESCRIPTION

LANDS SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

PARCEL A:

(PER GIFFELS WEBSTER ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NORTHPOINT DEVELOPMENT, LLC, DATED 8-17-20)

PART OF THE NORTHEAST 1/4 OF FRACTION SECTION 23, TOWN 1 SOUTH, RANGE 12 EAST, GRATIOT TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, FURTHER DESCRIBED AS: BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF THE DETROIT TERMINAL RAILROAD AND THE EASTERLY LINE OF GRATIOT AVENUE (124 FEET WIDE) RUNNING THENCE NORTH 25 DEG. 43' EAST ALONG THE EASTERLY LINE OF GRATIOT AVENUE, 211.04 FEET TO A POINT; THENCE SOUTH 44 DEG. 41' 20" EAST 274 FEET TO A POINT; THENCE SOUTH 75 DEG. 43' 20" EAST 100 FEET TO A POINT; THENCE SOUTH 44 DEG. 41' 20" EAST 466.96 FEET TO A POINT; THENCE SOUTH 87 DEG. 52' WEST 434.95 FEET TO A POINT ON THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE DETROIT TERMINAL RAILROAD; THENCE NORTH 36 DEG. 3' WEST ALONG SAID NORTHERLY LINE OF THE RIGHT OF WAY OF THE DETROIT TERMINAL RAILROAD, 466.56 FEET TO THE PLACE OF BEGINNING.

PARCEL B:

(PER GIFFELS WEBSTER ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NORTHPOINT DEVELOPMENT, LLC, DATED 8-17-20)

PART OF PRIVATE CLAIMS 11 AND 389 AND PART OF FRACTIONAL SECTION 23, TOWN 1 SOUTH, RANGE 12 EAST, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHERLY LINE OF GRATIOT AVENUE (124 FEET WIDE) AND THE EASTERLY LINE OF THE DETROIT TERMINAL RAILROAD (66 FEET WIDE); THENCE NORTH 25 DEG. 43' 00" EAST 211.04 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 25 DEG. 43' 00" EAST 303.28 FEET; THENCE SOUTH 64 DEG. 17' 00" EAST 220.00 FEET; THENCE NORTH 25 DEG. 43' 00" EAST 201.59 FEET; THENCE SOUTH 44 DEG. 40' 00" EAST 418.67 FEET TO A POINT ON A LINE COMMON TO PRIVATE CLAIM 11 AND FRACTIONAL SECTION 23; THENCE THE FOLLOWING THREE (3) LINES ALONG SAID COMMON LINE, (1) SOUTH 66 26' 00" EAST 132.68 FEET, AND (2) SOUTH 79 DEG. 51' 00" EAST 240.28 FEET, AND (3) NORTH 80 DEG. 23' 00" EAST 71.82 FEET; THENCE SOUTH 35 DEG. 31' 00" EAST 609.96 FEET; THENCE SOUTH 87 DEG. 52' 00" WEST 878.02 FEET (877.76 FEET RECORD); THENCE NORTH 44 DEG. 41' 20" WEST 466.23 FEET (466.96 FEET RECORD); THENCE NORTH 75 DEG. 43' 20" WEST 100.00 FEET; THENCE NORTH 44 DEG. 41' 20" WEST 274.00 FEET TO THE POINT OF BEGINNING.

PARCEL C:

(PER PEA GROUP)

LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

LAND WHICH IS PART OF PRIVATE CLAIMS 11 AND 389, AND PART OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 23, TOWN 1 SOUTH, RANGE 12 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, FURTHER DESCRIBED AS: COMMENCING AT A POINT WHICH IS THE INTERSECTION OF THE EASTERLY LINE OF GRATIOT AVENUE (124 FEET WIDE) AND THE SOUTHERLY LINE OF CONNER STREET (86 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE OF CONNER STREET, S44°31'33"E, 427.51 FEET; THENCE S45°10'54"W, 136.85 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID PARCEL C THE FOLLOWING SIX (6) COURSES:

- 1) S45°10'54"W, 93.68 FEET;
- 2) S44°46'38"E, 179.85 FEET;
- 3) S46°03'06"W, 243.44 FEET;
- 4) N45°23'43"W, 184.19 FEET;
- 5) N35°54'19"E, 272.06 FEET;
- 6) N81°30'01"E, 87.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,368± SQUARE FEET OR 1.225± ACRES OF LAND.

PEA
GROUP

t: 844.813.2949
www.peagroup.com

CLIENT:
NORTHPOINT DEVELOPMENT
4805 MONTGOMERY RD., SUITE #310
CINCINATI, OH 45212

SCALE: 1" = 300'	JOB No: 2020-0345
DATE: 12-28-20	DWG. No: 1 of 6

EXHIBIT A
LEGAL DESCRIPTIONS OF PARCELS D AND E

LEGAL DESCRIPTION

LANDS SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

PARCEL D:

(PER GIFFELS WEBSTER ALTA/NSPS LAND TITLE SURVEY PREPARED FOR NORTHPOINT DEVELOPMENT, LLC, DATED 8-17-20)

DESCRIBED ON THE TAX ROLL AS:

PART OF FRACTIONAL SECTION 23, TOWN 1 SOUTH, RANGE 12 EAST AND PRIVATE CLAIMS 389, 11 AND 10, ALL DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF PRIVATE CLAIM 389 AND WEST RIGHT OF WAY LINE OF CONNER AVE (VARIABLE NORTH 63 DEG. 54' 40" EAST 395.62 FEET; THENCE NORTH 44 DEG. 32' 13" WEST 164.34 FEET; THENCE SOUTH 45 DEG. 10' 54" WEST 136.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 43 DEG. 55' 31" EAST 574.87 FEET; THENCE SOUTH 22 DEG. 54' 45" EAST 200.99 FEET; THENCE SOUTH 79 DEG. 30' 30" WEST 71.82 FEET; THENCE NORTH 80 DEG. 43' 30" WEST 240.28 FEET; THENCE NORTH 67 DEG. 18' 30" WEST 132.68 FEET; THENCE NORTH 45 DEG. 23' 43" WEST 227.43 FEET; THENCE NORTH 46 DEG. 03' 06" EAST 243.44 FEET; THENCE NORTH 44 DEG. 46' 38" WEST 179.85 FEET; THENCE NORTH 45 DEG. 10' 54" EAST 93.68 FEET TO THE POINT OF BEGINNING.

AS-FIELD SURVEYED (PARCEL D)

BEING PART OF PRIVATE CLAIMS 389, 11, AND PART OF FRACTIONAL SECTION 23, TOWN 01 SOUTH, RANGE 12 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF PRIVATE CLAIM 389, ALSO BEING THE NORTH LINE OF PRIVATE CLAIM 11 AND THE WEST RIGHT OF WAY LINE OF CONNER AVENUE (VARIABLE WIDTH), SAID POINT BEING NORTH 63 DEGREES 54 MINUTES 40 SECONDS EAST, 395.62 FEET FROM THE SOUTHWEST CORNER OF SAID PRIVATE CLAIM 389, COMMON TO THE NORTHWEST CORNER OF SAID PRIVATE CLAIM 11; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF CONNER AVENUE NORTH 44 DEGREES 32 MINUTES 13 SECONDS WEST, 164.34 FEET; THENCE SOUTH 45 DEGREES 10 MINUTES 54 SECONDS WEST, 136.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 43 DEGREES 55 MINUTES 31 SECONDS EAST, 574.87 FEET; THENCE SOUTH 22 DEGREES 54 MINUTES 45 SECONDS EAST, 200.99 FEET; THENCE SOUTH 79 DEGREES 30 MINUTES 30 SECONDS WEST, 71.82 FEET; THENCE NORTH 80 DEGREES 43 MINUTES 30 SECONDS WEST, 240.28 FEET; THENCE NORTH 67 DEGREES 18 MINUTES 30 SECONDS WEST, 132.68 FEET; THENCE NORTH 45 DEGREES 23 MINUTES 43 SECONDS WEST, 227.43 FEET; THENCE NORTH 46 DEGREES 03 MINUTES 06 SECONDS EAST, 243.44 FEET; THENCE NORTH 44 DEGREES 46 MINUTES 38 SECONDS WEST, 179.85 FEET; THENCE NORTH 45 DEGREES 10 MINUTES 54 SECONDS EAST, 93.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.80 ACRES.

PARCEL E:

(PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. GLT1900584, NOVEMBER 14, 2019)

N DEVINE ALL THAT PART OF FRACTIONAL SECTION 23, TOWN 1 SOUTH, RANGE 12 EAST, INCLUDING PART OF BESSENER & MOORES GRATIOT AVENUE SUB NO 2 & PART OF PRIVATE CLAIM 10, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN EAST LINE OF DTRR RIGHT OF WAY BEING ALSO IN NORTH LINE OF DEVINE AVENUE; THENCE NORTH 34 DEG. 18' 12" WEST 868.47 FEET ALONG SAID EAST LINE, THENCE NORTH 89 DEG. 32' 20" EAST 1312.87 FEET; THENCE SOUTH 0 DEG. 30' 54" EAST 603.78 FEET; THENCE SOUTH 2 DEG. 28' 16" WEST 16.02 FEET; THENCE NORTH 89 DEG. 26' EAST 180.23 FEET; THENCE SOUTH 0 DEG. 34' EAST 100 FEET; THENCE SOUTH 89 DEG. 26' WEST 1009.37 FEET TO THE POINT OF BEGINNING.

CLIENT:
NORTHPOINT DEVELOPMENT
4805 MONTGOMERY RD., SUITE #310
CINCINATI, OH 45212

SCALE: 1" = 300'

JOB No: 2020-0345

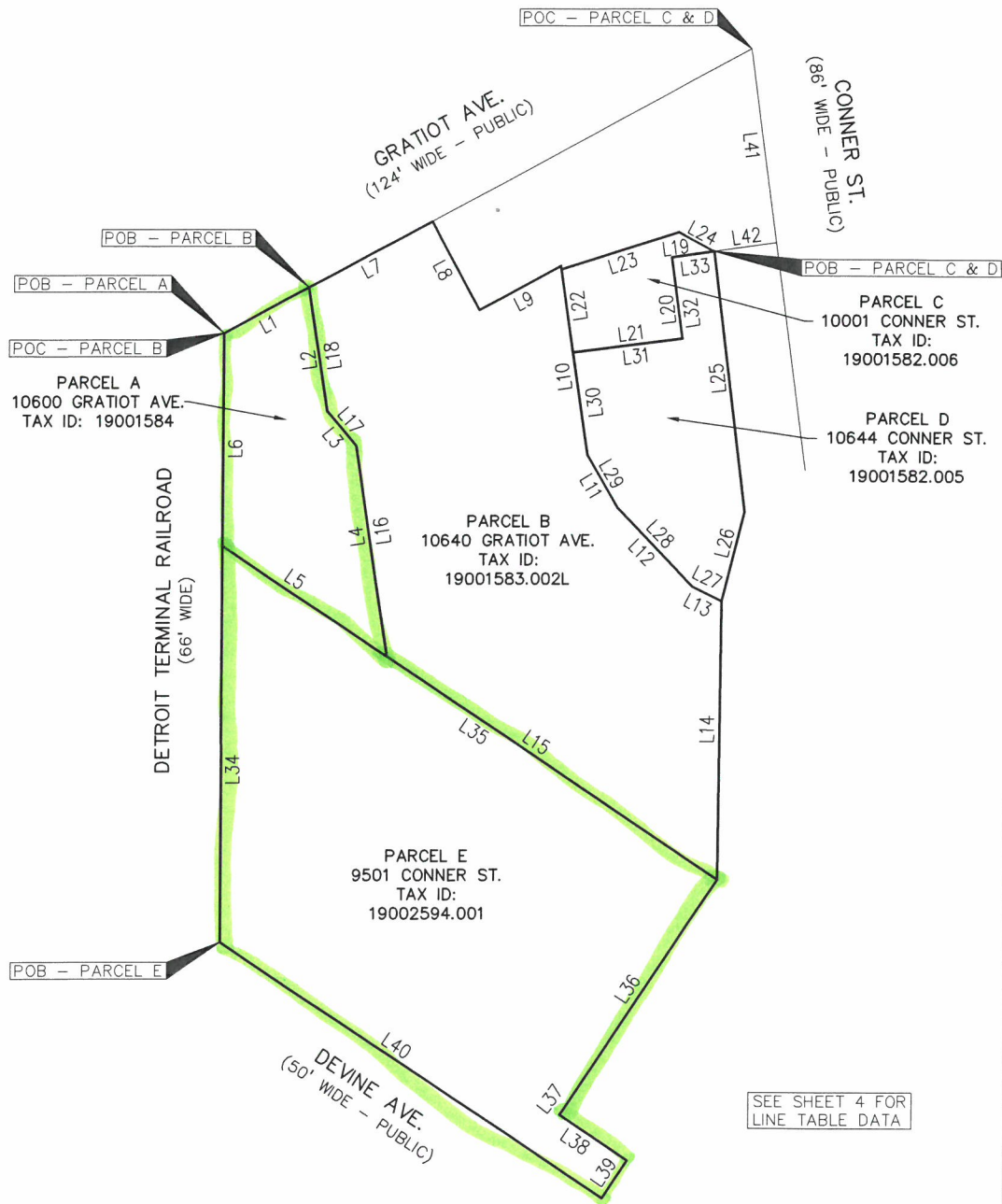
DATE: 12-28-20

DWG. No: 2 of 6

PEA
GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT A
SKETCH OF PARCELS A, B, C, D AND E



LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
POE POINT OF ENDING

0 150 300 600
SCALE: 1" = 300'



CLIENT:
NORTHPOINT DEVELOPMENT
4805 MONTGOMERY RD., SUITE #310
CINCINATI, OH 45212

SCALE: 1" = 300' JOB No: 2020-0345
DATE: 12-28-20 DWG. No: 3 of 6

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EXHIBIT A LINE TABLE DATA

Line Table			
Line #	Direction / Length		
L1	N25°43'00"E 211.04' (R)	L21	S46°03'06"W 243.44' (R)
	N24°49'25"E 211.65' (M)	L22	N45°23'43"W 184.19' (R)
		L23	N35°54'19"E 272.06' (R)
L2	S44°41'20"E 274.00' (R)	L24	N81°30'01"E 87.59' (R)
	S45°33'50"E 273.81' (M)	L25	S43°55'31"E 574.87' (R & M)
L3	S75°43'20"E 100.00' (R)	L26	S22°54'45"E 200.99' (R & M)
	S76°35'50"E (M)	L27	S79°30'30"W 71.82' (R & M)
L4	S44°41'20"E 466.96' (R)	L28	N80°43'30"W 240.28' (R & M)
	S45°33'50"E 466.23' (M)	L29	N67°18'30"W 132.68' (R & M)
L5	S87°52'00"W 434.95' (R)	L30	N45°23'43"W 227.43' (R & M)
	S86°59'30"W 436.24' (M)	L31	N46°03'06"E 243.44' (R & M)
L6	N36°03'00"W 466.56' (R)	L32	N44°46'38"W 179.85' (R & M)
	N36°51'15"W 465.02' (M)	L33	N45°10'54"E 93.68' (R & M)
L7	N25°43'00"E 303.28' (R)	L34	N34°18'12"W 868.47' (R)
	N24°49'25"E 303.34' (M)	L35	N89°32'20"E 1312.87' (R)
L8	S64°17'00"E 220.00' (R)	L36	N86°59'30"E 1314.26' (M)
	S65°09'30"E 219.92' (M)	L37	S00°30'54"E 603.78' (R)
L9	N25°43'00"E 201.59' (R)	L38	S03°05'07"E (M)
	N24°50'30"E 202.73' (M)	L39	S02°28'16"W 16.02' (R)
L10	S44°40'00"E 418.67' (R)	L40	S00°05'57"E (M)
	S45°23'43"E 419.05' (M)	L41	N89°26'00"E 180.23' (R)
L11	S66°26'00"E 132.68' (R)	L42	N86°51'47"E (M)
	S67°18'30"E (M)		
L12	S79°51'00"E 240.28' (R)		
	S80°43'30"E (M)		
L13	N80°23'00"E 71.82' (R)		
	N79°30'30"E (M)		
L14	S35°31'00"E 609.96' (R)		
	S36°23'30"E (M)		
L15	S87°52'00"W 878.02' (R)		
	S86°59'30"W (M)		
L16	N44°41'20"W 466.23' (R)		
	N45°33'50"W (M)		
L17	N75°43'20"W 100.00' (R)		
	N76°35'50"W (M)		
L18	N44°41'20"W 274.00' (R)		
	N45°33'50"W 273.81' (M)		
L19	S45°10'54"W 93.68' (R)		
L20	S44°46'38"E 179.85' (R)		

CLIENT:
NORTHPOINT DEVELOPMENT
4805 MONTGOMERY RD., SUITE #310
CINCINATI, OH 45212

SCALE: 1" = 300'
DATE: 12-28-20

JOB No: 2020-0345
DWG. No: 4 of 6

PEA
GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT B
LEGAL DESCRIPTION OF COMBINED PARCEL

LEGAL DESCRIPTION

(PER PEA GROUP)

LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN DESCRIBED AS:

A COMBINED PARCEL OF LAND WHICH IS PART OF PRIVATE CLAIMS 10, 11 AND 389, AND PART OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 23, TOWN 1 SOUTH, RANGE 12 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, FURTHER DESCRIBED AS: **BEGINNING** AT A POINT WHICH IS THE INTERSECTION OF THE NORTHERLY LINE OF THE DETROIT TERMINAL RAILROAD AND THE EASTERLY LINE OF GRATIOT AVENUE (124 FEET WIDE); THENCE ALONG THE BOUNDARY OF SAID COMBINED PARCEL THE FOLLOWING FIFTEEN (15) COURSES:

- 1) N24°49'25"E, 514.99 FEET ALONG SAID EASTERLY LINE OF GRATIOT AVENUE;
- 2) S65°09'30"E, 219.92 FEET;
- 3) N24°50'30"E, 202.73 FEET;
- 4) S45°23'43"E, 7.44 FEET;
- 5) N35°54'19"E, 272.06 FEET;
- 6) N81°30'01"E, 87.59 FEET;
- 7) S43°55'31"E, 574.87 FEET;
- 8) S22°54'45"E, 200.99 FEET;
- 9) S36°23'30"E, 609.96 FEET;
- 10) S03°05'07"E, 603.78 FEET;
- 11) S00°05'57"E, 16.02 FEET;
- 12) N86°51'47"E, 180.23 FEET;
- 13) S03°08'13"E, 99.51 FEET TO THE NORTHERLY LINE OF DEVINE AVENUE (50' WIDE);
- 14) S86°51'45"W, 1011.10 FEET ALONG SAID NORTHERLY LINE OF DEVINE AVENUE TO THE NORTHERLY LINE OF THE DETROIT TERMINAL RAILROAD (66' WIDE);
- 15) N35°51'15"W, 1333.33 FEET ALONG SAID NORTHERLY LINE OF THE DETROIT TERMINAL RAILROAD TO THE **POINT OF BEGINNING**.

CONTAINING 1,869,087± SQUARE FEET OR 42.908± ACRES OF LAND.

CLIENT:
NORTHPOINT DEVELOPMENT
4805 MONTGOMERY RD., SUITE #310
CINCINATI, OH 45212

SCALE: 1" = 300'

JOB No: 2020-0345

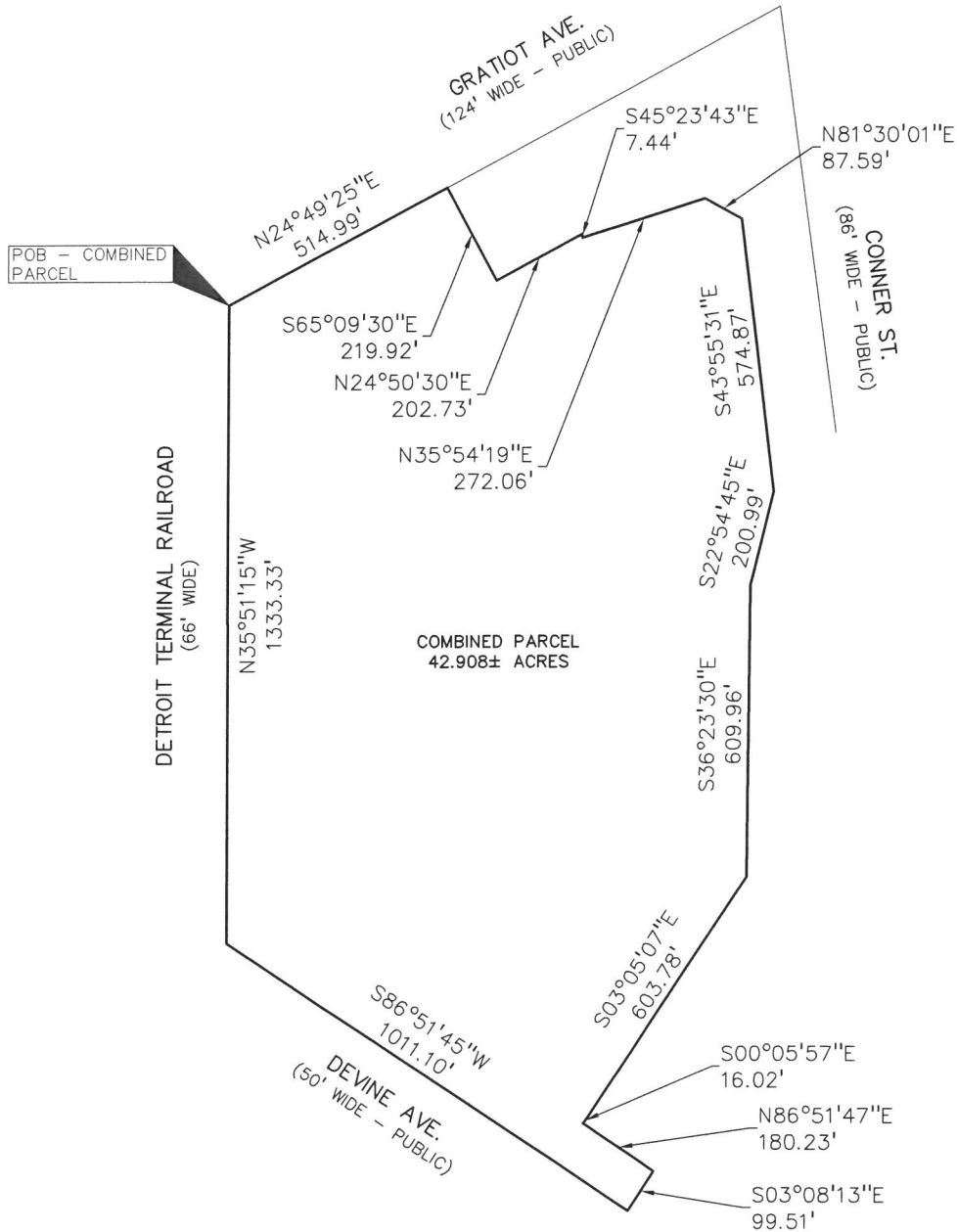
DATE: 12-28-20

DWG. No: 5 of 6

PEA
GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT B SKETCH OF COMBINED PARCEL



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- POE POINT OF ENDING

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t: 844.813.2949
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CLIENT:
NORTHPOINT DEVELOPMENT
4805 MONTGOMERY RD., SUITE #310
CINCINATI, OH 45212

SCALE: 1" = 300'
DATE: 12-28-20

JOB No: 2020-0345
DWG. No: 6 of 6

ATTACHMENT B

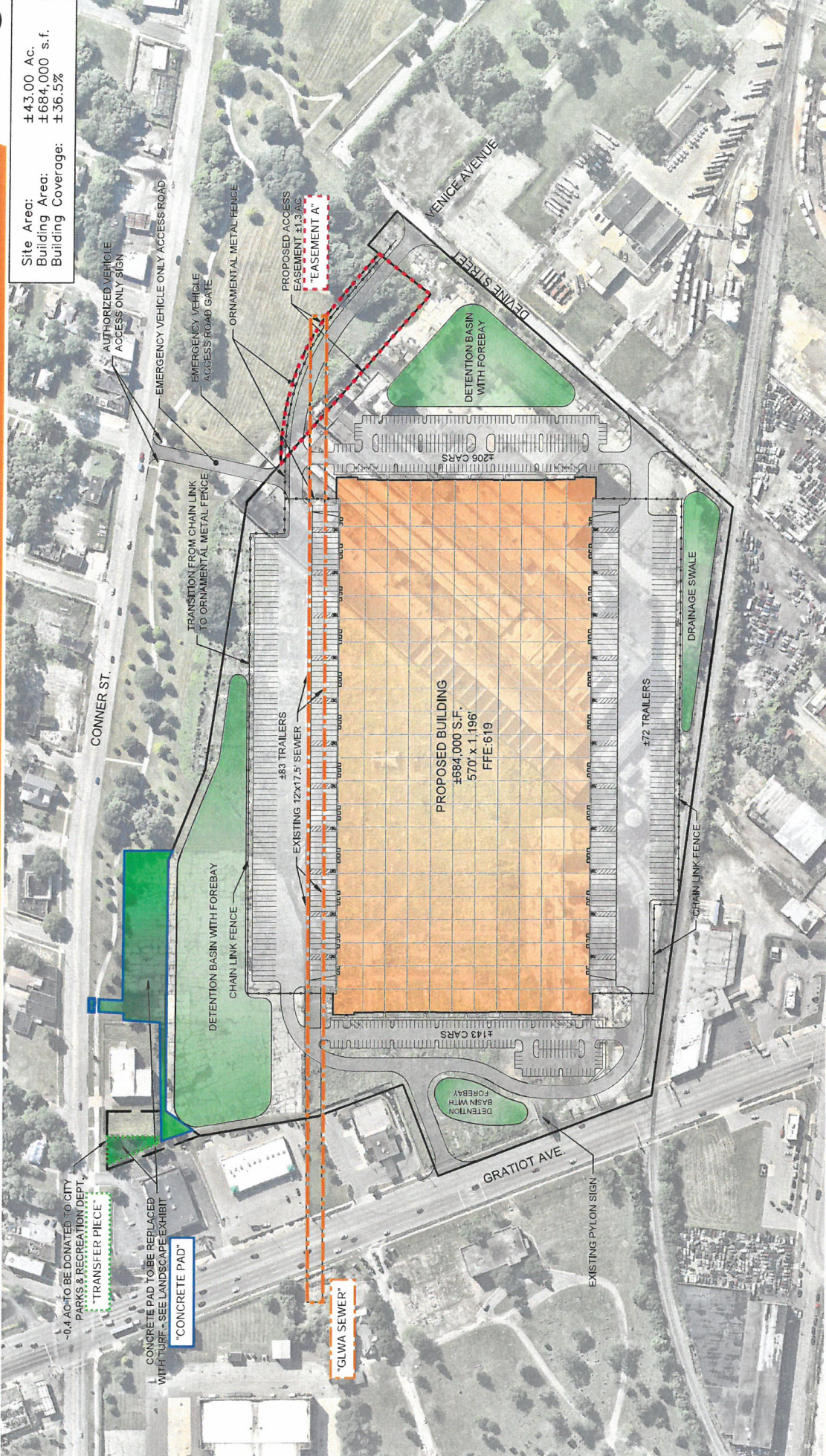
EXHIBIT A-1

CADILLAC STAMPING PLAN (DETROIT, MI)

SCHEMATIC SITE PLAN B2

2020.10.13
SCALE 1:200

Site Area: ±43.00 Ac.
Building Area: ±684,000 s.f.
Building Coverage: ±36.5%





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: October 18, 2022

RE: Master Plan of Policies review of the request to rezone the properties generally bounded by Gratiot Ave., Conner St., the Consolidated Rail railroad tracks, and Harper Ave. from the M3 and M4 zoning classifications to the M2 and PR zoning classifications

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 NP Conner Ave Industrial, LLC and the City Planning Commission.

Location

The subject site is comprised of 10600 Gratiot Ave., 9501 Conner St, and 9700 Conner St. and contains a warehouse, chemical plant. and open space. It is generally bounded by Gratiot Ave. to the northwest, the Consolidated Rail railroad tracks to the west, Conner St. to the east, and Harper Ave. to the south.

Existing Site Information

The subject area is zoned M3 (General Industrial District) and M4 (Intensive Industrial District) and contains the applicant's newly constructed distribution center, the PVS Chemical plant, and Conner Playfield. The area is approximately 63 acres in size.

Surrounding Site Information

North: R1 and M2 – Cemetery and commercial
East: B4– Commercial
South: M4 – Industrial
West: R3 and R2 – residential and vacant

Project Proposal

The industrial downzoning will fulfill an agreement between NorthPoint Development and the City of Detroit to downzone the property to ensure heavy industrial uses will not be allowed in the future and to buffer the residential areas to the east from potential heavy industrial uses. The rezoning to PR (Parks and Recreation) is a result of City discussion with the Parks and Recreation Department to align the zoning of the Conner Playfield, which will contain a portion of the Creek Greenway, with its ownership and current use.

Interpretation

Impact on Surrounding Land Use

The downzonings will protect the surrounding land uses from the possibility of future heavy, potentially abrasive uses. There is no change from the current uses anticipated, so there is no immediate impact.

Impact on Transportation

As the uses are not anticipated to change from what are present today, there is no impact on transportation. The rezoning to PR greatly reduces potential traffic-generating uses.

Master Plan Interpretation

The site is designated Light Industrial (IL) and Recreation (PRC) in the Master Plan, generally following the boundaries of the proposed industrial and recreation zonings. Light Industrial areas should generally consist of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks. Recreation areas are typically over 10 acres in size and serve both active and passive recreational functions (i.e. sports facilities, playfields, picnic grounds, nature trails, etc.).

The proposed zoning classifications are consistent with the Master Plan's Future General Land Use classifications and are therefore **consistent** with the Master Plan.

Respectfully Submitted,



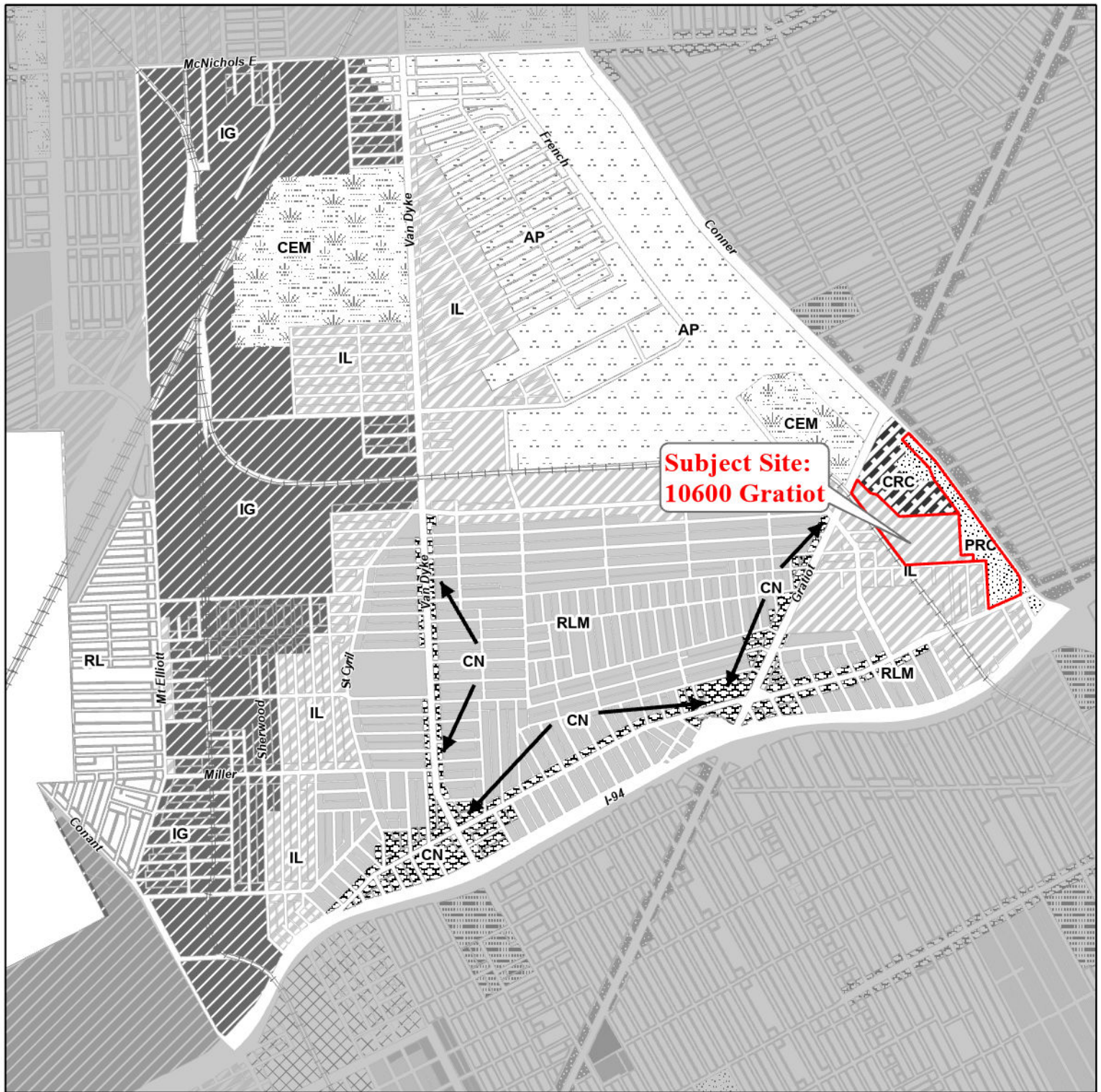
Gregory Moots

Planning and Development Department

Attachments

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

CC: Karen Gage
Antoine Bryant, Director



Map 1-1B

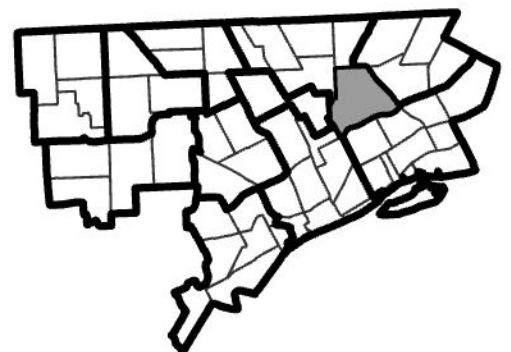
**City of Detroit
Master Plan of
Policies**

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)



Law Offices of
Ackerman & Ackerman, PC
988 S. Adams Rd., Ste. 207
Birmingham, MI 48009

IRVING B. ACKERMAN (1910-1999)
ALAN T. ACKERMAN
MATTHEW S. ACKERMAN

248-537-1155
alan@ackerman-ackerman.com
www.ackerman-ackerman.com

October 19, 2022

Detroit City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Rezoning Property Adjacent to PVS Chemicals, Inc.

Dear Chairperson Hood:

Please accept this letter on behalf of PVS Chemicals, Inc. (“PVS”), which is headquartered at 10900 Harper Ave. in Detroit and has operated in Detroit since it was founded in 1945.

On October 11, PVS received notice of a public hearing on Thursday, October 20, 2022, at 6:00 P.M. to consider the request of NP Conner Ave. Industrial, LLC to amend the zoning classifications for approximately sixty-three acres generally bounded by Gratiot Ave. to the northwest, Conner St. to the east, and Harper Ave. to the south (the “Subject Property”).

PVS is a global manufacturer, distributor, and marketer of high-quality chemical products and has over 1,300 employees. As relevant here, PVS is headquartered and operates, together with its affiliates, the property (the “PVS Property”) generally bounded by Athens St. to the east, French Road to the west, Devine Avenue to the north and I-94 to the south, which is adjacent to the Subject Property. Together with its affiliates, PVS has used the PVS Property—which is zoned for M-4 Intensive Industrial use—for legal, conforming, and valid industrial purposes for over fifty years. PVS is concerned that the proposed downzoning of the neighboring Subject Property from M-4 (Intensive Industrial District) and M-3 (General Industrial District) to M-2 (Restricted Industrial District) and PR (Parks and Recreation Classification), may potentially be used one day (particularly the rezoning to PR, which is a non-industrial use) as a basis for challenging PVS’s ability to continue the industrial uses of the PVS Property which have been allowed for decades by its long-standing M-4 Classification.

PVS therefore respectfully writes the Board to note that its present industrial use is valid and that it plans on continuing its industrial use despite the possibility of the downzoning of the adjacent property.

Sincerely,



Alan T. Ackerman