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# City of Detroit

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**TO:** City Planning Commission

**FROM:** George A. Etheridge, Staff

**RE:** **Request of Thomas Group Consulting and Parkstone Development Partners to amend Article XVII, District Map No. 63 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B1 (Restricted Business District) zoning classification and a B4 (General Business District) zoning classification where an R6 (High Density Residential District) zoning classification currently exists on one (1) parcel commonly identified as 18520 West Seven Mile Road, generally bounded by Vassar Avenue to the north, Glastonbury Avenue to the east, W. Seven Mile Road to the south and Greenview Avenue to the west.**

**DATE:** April 2, 2019

On April 4, 2019, the City Planning Commission (CPC) will hold a 6:15 P.M. public hearing on the subject rezoning request. Please see the attached copy of the public hearing notice with a map showing the location of the subject property.

## **BACKGROUND AND PROPOSAL**

The City Planning Commission (CPC) has received a rezoning application from Thomas Group Consulting and Parkstone Development Partners requesting the City of Detroit amend Article XVII, District Map No. 63 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' to show a B1 (Restricted Business District) zoning classification and a B4 (General Business District) zoning classification where an R6 (High Density Residential District) zoning classification currently exists on one (1) parcel commonly identified as 18520 West Seven Mile Road, generally bounded by Vassar Avenue to the north, Glastonbury Avenue to the east, W. Seven Mile Road to the south and Greenview Avenue to the west.

The subject property is located in Council District 1 and measures approximately thirteen (13) acres in area. Formerly known as the Arnold Home the corner stone of this facility was laid in September 1931. Designed and built by Weston and Ellington the facility was opened to both men and women as a retirement facility in December of 1931. The first phase consisted of four wings, two stories high with beds for 115 patients, a dining hall, hospital facilities, and gathering rooms. Two more floors were added in 1938, completing the Greek revival façade, and bringing the capacity up to 235 patients.

By the 50<sup>th</sup> anniversary of the home in 1949, the Arnold Home had grown from a home for the infirm into a thriving community of retiree. Separate quarters for the hospital's nurses and

executives were dedicated in 1952, and a 110-bed addition was completed in 1958, bring the total number of residents to 395.

In July of 2004, the Arnold Home announced that it would be closing due to financial troubles. The 185 residents were relocated to other facilities, and 300 staff members were laid off. The home was vacated two months later. At the time, it was Michigan's oldest nursing home.

After several false starts, demolition of the Arnold Home started in May of 2013. The bulk of the structure was gone by August. The cost was covered by HUD grants that were originally intended for home demolition, but were re-routed for commercial buildings.

Since the most recent Wayne County Treasurer tax foreclosure in 2011 the subject property has gone through four title changes. The parcel commonly identified as 18520 W. Seven Mile Road is currently under the sole ownership of Davison Plaza Shopping Center Inc.

The subject property is located in Census Tract 5407. Based on the most recent census data the total population for the area is 3,753. There are approximately 1,197 households with an average of 3 persons per household. As of the 2010 census there were 1,458 residential units with 82% of those units being occupied.

### ***Proposed Development***

The proposed map amendments are being requested to allow for the establishment of a "Store of a generally recognized retail nature whose primary business is the sale of new merchandise" along the W. Seven Mile Road frontage and to allow for the establishment of a "governmental service agency" on the balance of the site located at 18520 W. Seven Mile Road. The initial phase of the development is anticipated to consist of one strip retail development along the W. Seven Mile Road frontage and one Department of Health and Human Services office facility on the northern portion of the site. Data collected by the Michigan Secretary of State office shows that a substantial number of residents who utilize the current W. Grand Boulevard DHHS facility located at 3040 W. Grand Boulevard in the former GM Headquarters building reside in the 48219 zip code. Additional phases which would include the complete build-out of the W. Seven Mile Road commercial frontage as well as the addition of a second office building on the balance of the site are anticipated based on the demand of the services.

Pending the passage of the concurrently proposed text amendment, both the general retail and governmental service agency uses would be permitted by-right in the B1 and B4 zoning classifications respectively. It is the developer's intent to break ground in either September or October of 2019.

## **PLANNING CONSIDERATIONS**

### ***Surrounding Zoning and Land Use***

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

- North: R1; Single-family Residential along Vassar Avenue.
- East: R1 & B4; Single-family Resident along Glastonbury Avenue / Best Offer Auto used auto sales lot.
- South: B4; BP Gas Station / Greenview Auto Works / Five Star Hand Car Wash / Best Offer Auto secondary location.
- West: R1; Single-family Residential along Greeview Avenue.

### ***Master Plan Consistency***

The subject site is located within the Evergreen area of Neighborhood Cluster 8 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Institutional” for the subject property. The Planning and Development Department (P&DD) has submitted a written interpretation in a memorandum dated April 2, 2019 which speaks to the appropriateness of this request in regards to the Future General Land Use identified in the Master Plan of Policies. The report indicates that the proposed rezoning and future land uses are consistent.

### ***Community Input***

CPC staff along with the petitioner and Ms. Latrice McClendon the District Manager for City Council District 1 presented before the executive board of the O’Hair Park Community Association on Tuesday, March 19, 2019. There were approximately 24 residents in attendance. The community members present were overwhelmingly in support of the proposed text amendment and the rezoning.

Points of concern which were raised primarily revolved around the need for a traffic study and additional points of ingress and egress to the facility. One recommendation was a point of ingress and egress to be added on Greeview Avenue at Cambridge Avenue. Additionally, a point of ingress and egress was recommended for Vassar Avenue at the northern-most portion of the site. The developer indicated that was their initial intent, however, they were given the impression the host community would find those additional points of access objectionable.

To date, staff has received one phone call in support of the proposed rezoning. No communications via mail or telephone have been received in opposition to the requested rezoning.

### **Attachment**

cc: Maurice Cox, Director PDD  
Dave Walker, Western District Design Director, PDD  
Ester Yang, PDD  
Karen Gage, PDD  
David Bell, Director, BSEED  
Lawrence Garcia, Corporation Counsel