

# City of Detroit

Alton James  
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Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

Brenda Goss Andrews  
Lisa Whitmore Davis  
Damion W. Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

**TO:** City Planning Commission

**FROM:** Jamie Murphy, Staff

**RE:** **Request of Henry Ford Health Systems to amend Article XVII, District Map 7, of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing a PD (Planned Development) zoning classification where an R3 (Low Density Residential) zoning classification currently exists on 26 parcels generally bounded by Pallister Street, John C. Lodge Freeway, Seward Street and Poe Street.**

**DATE:** June 14, 2019

On June 20, 2019 the City Planning Commission (CPC) will hold a 5:15 P.M. public hearing on the subject rezoning. Please see the attached copy of the public hearing notice with a map showing the location of the property.

## **BACKGROUND AND PROPOSAL**

The City Planning Commission (CPC) has received a request from Henry Ford Health Systems requesting that the City of Detroit amend Article XVII, District Map No. 7 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' to show a PD (Planned Development) zoning classification where an R3 (Low Density Residential) zoning classification currently exists on 26 parcels generally bounded by Pallister Street, John C. Lodge Freeway, Seward Street and Poe Street.

The subject property is currently developed with a surface parking lot. The property is located on the west side in City Council District 5.

### ***Proposed Development***

Henry Ford Health Systems proposes to build and operate a new Parking Structure, generally for employees who currently park in surface lots further away. The proposed garage would consist of seven levels and accommodate 2121 vehicles. The northernmost portion of the building would step down to one story adjacent to the existing houses on Seward Street and house the hospital's shuttle busses.

A landscaped setback of 14' – 30' is proposed around the new structure, similar to the existing setback around the parking lot. The structure will be clad primarily with brick and concrete panels with a some metal panels on the stair towers. The brick coordinates with surrounding structures which are primarily brick and the concrete panels echo the cladding of the adjacent apartment building.

## **PLANNING CONSIDERATIONS**

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

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

North: R3 (Low Density Residential) – Child Care Center, Single Family Dwelling  
East: John C. Lodge Freeway (immediately adjacent)  
Across freeway – R1 (Single Family Residential) & SD2 (Special Development District, Mixed-Use) – Vacant Elementary School, Union Hall  
South: R6 (High Density Residential) – Parking Structure (owned by Henry Ford Hospital)  
West: PD (Planned Development) & R3 (Low Density Residential) – Multi-Family Dwelling (12 story, Lexington Village Apartments), Single Family Dwelling

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

The subject site is located within the Rosa Parks area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Institutional” & “Low-Medium Density Residential” for the subject property. The Planning & Development Department is drafting a formal master plan interpretation.

This proposal will return at a future meeting for recommendation and action.

Attachment: Public Hearing Notice  
Application  
Site Plan, Floor Plan, Elevations

cc: Maurice Cox, Director PDD  
Esther Yang, PDD  
Karen Gage, PDD  
Matt Walters, Mayor’s Office  
David Bell, Director, BSEED  
James Foster, BSEED  
Lawrence Garcia, Corporation Counsel