

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit
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

Brenda Goss Andrews
Kenneth R. Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.

September 24, 2021

HONORABLE CITY COUNCIL

RE: The request of the City Planning Commission staff, the Greenway Heritage Conservancy and the Midwest Civic Council of Block Clubs Association to amend Chapter 50 of the 2019 Detroit City Code, Zoning by amending Article XVII, *Zoning District Map*, Section 50-17-57, *District Map 55* of the Detroit Zoning Ordinance to show R3 (Low Density Residential District), B2 (Local Business and Residential District), B4 (General Business District), M1 (Limited Industrial District) and PR (Parks and Recreation District) zoning classifications where the B4 (General Business District), M3 (General Industrial District), and M4 (Intensive Industrial District) zoning classifications currently exist.
(RECOMMEND APPROVAL)

RECOMMENDATION

On May 20, 2021, the City Planning Commission voted to **recommend approval** of the above-captioned request.

PROPOSAL

This Honorable Body is being presented with the above-captioned request in response to a community request and a corresponding initiative of the Office of Council Member Castañeda-López (OCMCL). This request is intended to address land use incompatibilities, zoning errors, Master Plan implementation, and, current neighborhood living conditions, as described in this report. The location of the proposed rezoning is shown on the accompanying map. The proposed zoning map amendments are generally described as follows:

- Rezone land adjacent to Tireman Avenue between Greenlawn Street and Livernois Avenue from an M3 (General Industrial District) and B4 (General Business District) to a B2 (Local Business and Residential District) zoning classification;
- Rezone land generally bounded by Tireman Avenue, the north/south alley first east of Bryden Street, Warren Avenue and Central Avenue from an M3 to an R3 (Low Density Residential District) zoning classification;
- Rezone land bounded by Majestic Street, McDonald Street, Central Avenue and the alley first north of Warren Avenue from an M3 to an R3 zoning classification;
- Rezone land north of Warren Avenue between American Street and McDonald Street from an M3 to a B4 zoning classification;
- Rezone land bounded by Tireman Avenue on the north, Majestic Street, McDonald Street, Central Street on the east, Warren Avenue on the south and Dearborn City Limits on the west from M4 (Intensive Industrial District) to a PR (Parks and Recreation District) zoning

classification.

BACKGROUND

The Midwest Civic Council of Block Clubs Association (Midwest) and the Greenway Heritage Conservancy (GHC) approached the City and Detroit Land Bank Authority (DLBA) regarding purchasing the side lots next to their homes in 2020. During this process, Midwest was informed that the land on which their homes are located is zoned M3 (General Industrial District).

Upon learning of this, Midwest contacted the City Planning Commission staff to find out how to rezone their properties to a residential zoning classification. Midwest also raised awareness with staff concerning the current commercial and industrial activity in their neighborhood. Additionally, concerns were raised regarding what they perceived as illegal activities stemming from some of the intensive uses in the area that are negatively impacting the quality of life for residents.

After meeting with Midwest, the OCMCL and the Department of Neighborhoods, and, hearing community members concerns, CPC staff began to study the possible zoning schemes for the area. Staff then worked with Midwest to determine which zoning classification might be most appropriate for their blocks in light of City practices and policy, in addition to the desires of the residents.

After reviewing the City's Master Plan of Policies (MP), CPC staff found numerous opportunities to update the neighborhood's zoning to align with the MP. The current MP was adopted in 2009 and was the result of many meetings across the city. The MP is the visionary document establishing what land use should transition to across the City now and in the future. Zoning, which is the detailed regulation that governs how land can be utilized, facilitates the vision.

In some instances, due to the amount of engagement and study it can take to implement the Master Plan, when possible, CPC staff looks for opportunities to bring about the vision and realize the goals of the MP. In this case, there was strong community support to do so in an effort to improve the quality of life of the neighborhood by prohibiting future intensive industrial uses, as well as certain commercial uses that may have a negative impact on residential areas. The implementation of the zoning scheme of the MP can enhance the living conditions for residents in this area by phasing out certain abrasive uses over time. The proposed R3 (Low Density Residential District), B2 (Local Business and Residential District), B4 (General Business District), M1 (Limited Industrial District) and PR (Parks and Recreation) zoning classifications are less intensive zoning classifications than currently exist on the subject properties today (see map below).

Midwest, GHC and the OCMCL have also been working with the Buildings Safety Engineering and Environmental Department (BSEED) to canvas the neighborhood resulting in enforcement action on the businesses in the area that are out of compliance with the City Code. This effort resulted in finding dozens of code violations which include dumped vehicles, on-street vehicle storage (including semi-trucks), illegal fencing, illegal storage, and other violations. Based on feedback from the community, these existing conditions contribute heavily to the desire to rezone property in the area in order to prevent future users from adding to blighting influences.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: R2; Residential homes

South: R2 & B4; Welding shop, auto repair shops and residential homes

East: R2; Residential homes

West: the City of Dearborn; steel processing businesses

PUBLIC HEARING RESULTS AND ENGAGEMENT

Public Hearing

At the public hearing, seven letters of support, a petition with 101 signatures in support, and one letter in opposition were submitted.

Five people spoke during the public hearing. Three of those people spoke in support of the rezoning. One citizen raised questions about Americans with Disabilities Act (ADA) compliance, and a fifth speaker spoke in opposition to their property being rezoned. Council Member Castañeda-López also joined the meeting and spoke in strong support of the rezoning effort.

As stated in staff's previous report, prior to the public hearing, there were three community wide meetings held via Zoom for the public at-large to discuss this proposal. Additionally, a business focus group meeting was held. Other outreach methods included door-to-door canvassing, posted signage, e-mailblasts, a U.S. Postal service mailing, and one-on-one meetings with business owners that requested it

Mr. Larry A. Cooper spoke in opposition to the rezoning of property at the public hearing. The subject property that Mr. Cooper owns is shown below at 7569 Tireman. During the public hearing, Mr. Cooper's attorney stated that the building is used as a medical office and that the rezoning would cause an economic hardship. In a letter submitted by Mr. Cooper's attorney, it states that there would be a hardship if the property is rezoned to R3 (LowDensity Residential District). However, this is a misunderstanding, as the public hearing notice actually identifies Mr. Cooper's property as a parcel that is proposed to be rezoned to a B2 (Local Business and Residential District), which will still allow a medical or dental clinic as a by-right use. Images of the subject property can be found below.

COMMUNITY OUTREACH

Four community meetings and a focus group meeting for businesses were organized by the OCMCL to discuss the rezoning recommendations. CPC staff, along with the Council Member's office, presented at all of these meetings and answered questions, concerns, and received input. The meetings that were held are as follows:

- November 20, 2020- Community Meeting
- February 18, 2021- Community Meeting
- March 25, 2021- Business Owners Meeting
- April 22, 2021- Community Meeting
- June 29, 2021- Community Meeting

The proposed rezoning was presented at each of these meetings, receiving feedback from participants. The overwhelming majority of community members in attendance at these meetings supported the rezoning. A few business owners expressed some concerns and/or raised questions, which staff has answered and also offered one-on-one consultation to further address.



Photos of the 7569 Tireman property owned by Mr. Cooper

ANALYSIS

The City Planning Commission staff, Midwest Civic Council of Block Clubs Association and the Greenway Heritage Conservancy (GHC) have initiated this rezoning in order to bring their properties under a residential zoning classification. In addition, CPC staff found numerous opportunities in the area to update the neighborhood's zoning to align with the Master Plan of Policies.

In general, the impact that the proposed rezoning will have is to prohibit future intensive uses. In the B2 District, "high-traffic generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas." There are approximately 36 auto-related and industrial uses (auto repair, garage, scrapyards etc.) within the area bounded by Tireman, Livernois, Warren and the Dearborn City Limits. Of those 36 establishments, approximately 23 are in the footprint that is proposed to be rezoned. This rezoning would have the effect of barring future uses, while grandfathering the existing legal establishments.

It should also be noted that the community members have worked with the Buildings, Safety Engineering, and Environmental Department to identify violations at some of the properties. There were 80 violations in total at some of the 36 uses previously mentioned. Those violations include lack of business licenses, non-compliance violations, illegal debris, illegal storage of cars, etc. Tickets have been issued for those violations.

Other impacts are as follows:

- **Impact of M4 to M1** – The M4 District allows approximately 62 industrial uses, some of which are very intense, such as junkyards, hazardous waste facilities, sewage disposal plants, and outdoor storage yards. The proposed M1 Limited Industrial District on the land west of Central Avenue would allow 28 less intensive industrial uses which will curtail the impact to the surrounding area.
- **Impact of M3 to R3** – The M3 District permits approximately 47 industrial uses such as chemical materials blending or compounding, containerized freight yard, contractor yard, landscape or construction, and tank storage of bulk oil or gasoline. The area between Central Avenue and the alley first east of Bryden currently has homes or is adjacent to homes. Rezoning it to R3 will only permit residential or institutional uses such as multiple-family dwellings, lofts, town-homes and single family dwellings as a matter-of-right. This would protect residents from any future abrasive uses coming into their community by eliminating the possibility of industrial uses in this boundary.

- **Impact of M3 to B4** – The rezoning of M3 to B4 on the parcels abutting Warren Avenue would reduce the permitted industrial uses while continuing to permit commercial uses and low scale industrial uses, generally on a conditional basis.
- **Impact of B4 to B2** – The proposed rezoning of B4 to B2 along Tireman Avenue primarily eliminates auto-centric uses. Major auto repair and some of the small industrial uses allowed in B4 would no longer be permitted. Drive-through uses such as fast food restaurants would no longer be permitted, but the district would instead allow restaurants without drive-through facilities such as walk-up and sit-down restaurants. The goal of the district is to create a walkable area that serves the day-to-day needs of the community and encourages pedestrian activity.
- **Impact of M4 to PR** – The rezoning of M4 to PR would disallow all industrial or commercial activity and only permit recreational uses. PR zoned areas are intended 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 the area. This zoning designation will complement the Joe Louis Greenway that is being installed at the site.
- **Non-conformities-** Overall, this rezoning will have the impact of making high intensity industrial uses and some commercial uses legal-non-conforming. This means the businesses can exist in perpetuity, but may not expand. City staff has met with businesses that have requested a meeting to explain what this means. The at large meetings were also held to share this information.

According to Sec. 50-3-70, Approval criteria, recommendations and decisions on an amendment of a zoning map in Article XVII shall be based on consideration of all of the following criteria:

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

Yes, the proposed amendment does meet the challenge of changing conditions. Ordinance 171-D of the 1940 Detroit Zoning Ordinance (Detroit's first zoning ordinance) shows that the area between Tireman Avenue, the alley east of Bryden, Warren Avenue and Central Ave. (that is proposed to be rezoned from M3 to R3) has been classified as industrial since the inception of the zoning ordinance. This indicates that at the adoption of the first zoning ordinance, the City likely saw the area transitioning from residential to industrial.

However, that direction changed as a result of both the community engagement and direction of the City as reflected when the current Master Plan was adopted in 2009. The City's vision is that the area will transition back to residential and be down-zoned for a more pedestrian-friendly character. The proposed rezoning on Tireman, Warren and the land west of Central also aligns with the City's Master Plan.

- (2) *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this chapter;*

The subject site is located in the Tireman Neighborhood Area of Neighborhood Cluster 6, of the Master Plan. The current future general land use designations are Low/Medium

Density Residential (RLM), Neighborhood Commercial (CN), Thoroughfare Commercial (CT), Light Industrial (IL), and Parks and Recreation (PR). In general, the MP indicates that the subject areas should transition to less intensive zoning classifications. The triangular portion of the M4-zoned land to the west that is owned by the City of Detroit is less than 10 acres and is being proposed to transition to PR due to its designation as a portion of the Joe Louis Greenway. The PR designation is proposed in order to protect this portion of the greenway over time. The proposed rezoning is generally consistent with the MP future land use map designation.



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

This entire rezoning is spurred by the deleterious impact that certain industrial and commercial uses in the area are having on residents and their quality of life. The amendment is meant to prohibit certain industrial and high-traffic generating activity from being established in the identified properties.

- (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;*

Since the permitted uses that would be allowed under the proposed zoning districts are currently permitted or less intensive than what is currently permissible, this rezoning should have no impact on public facilities or services.

- (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;*

The proposed rezoning is anticipated to have significant positive impacts on the environment in the long-term, as future intensive uses will no longer be able to locate in the areas to be rezoned. Those intensive uses that currently exist in the rezoning footprint will not be able to expand. This will benefit the air, soil, vegetation and general

environment of this neighborhood.

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

The proposed rezoning is expected to have a positive impact as it may spur future investment in the area. If adopted, no further heavy industrial uses will be permitted, and new development that is more appropriate with the residential homes in the area may be developed. The nearby greenway will also play a part in drawing interest as it is planned to be an amenity for the area.

- (7) *The suitability of the subject property for the existing zoning classification and proposed zoning classification; and*

The existing industrial zoning classification is no longer, and likely was never, suitable for the area. This is probably the reason that the City changed its policy direction in the most recent MP. The zoning classifications being proposed will be more complimentary to a residential neighborhood with lower scale commercial activity. The proposed zoning still retains industrial zoning; however, M1 is the most limited industrial district, which will provide some protections as there are a small number of by-right industrial uses permitted.

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

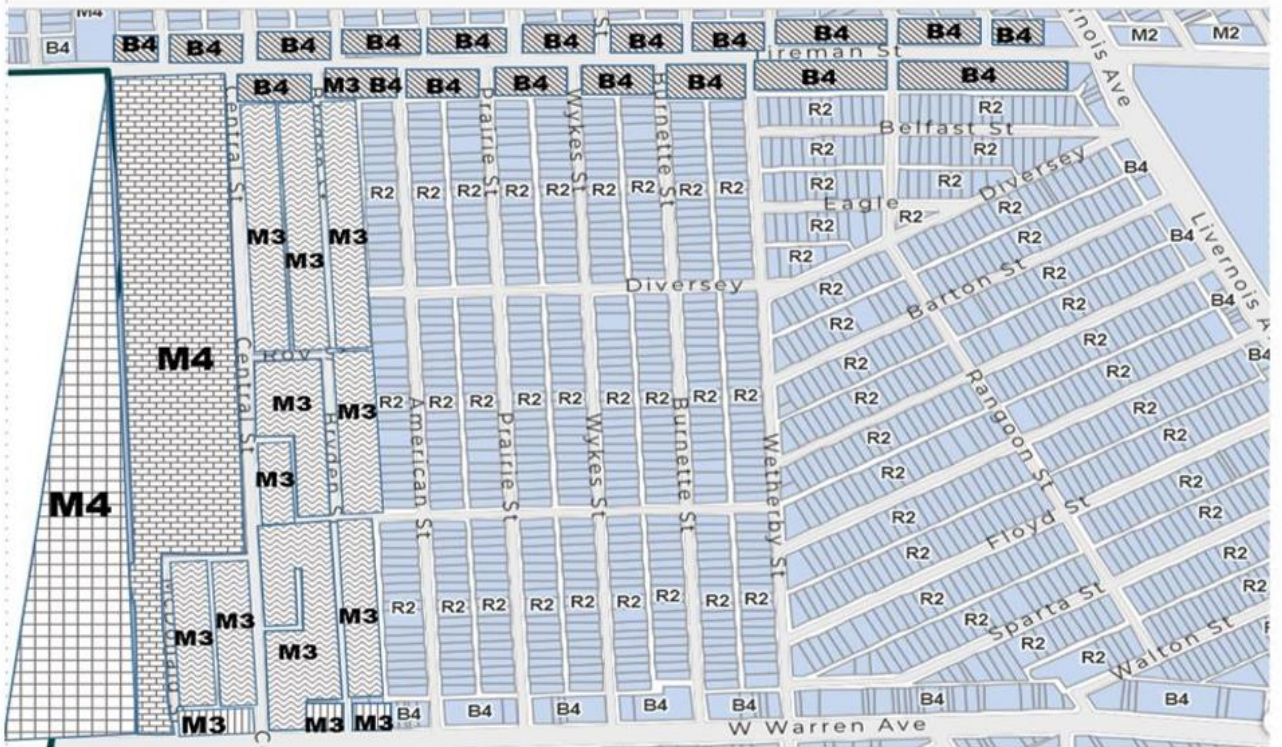
The proposed rezoning will not create an illegal spot zone as it is following what is set forth in the Master Plan.

Respectfully submitted,



Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Cc: Antoine Bryant, Director, P&DD
Katy Trudeau, Deputy Director, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
David Bell, Director, BSEED
Lawrence Garcia, Corp. Counsel
Donald Rencher, Group Executive for Housing, Planning and Development
Nicole Sherard-Freeman, Group Executive of Jobs, Economy and Detroit at Work



PROPOSED REZONING

Rezone from M3 to R3

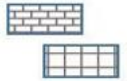
Rezone from M3/ B4 to B2

Rezone from M3 to B4



Rezone from M4 to M1

Rezone from M4 to PR



SUMMARY

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-57, *District Map No. 55*, to revise the existing B4 (General Business District), M3 (General Industrial District), and M4 (Intensive Industrial District) zoning classifications to the R3 (Low Density Residential District), B2 (Local Business and Residential District), B4 (General Business District), M1 (Limited Industrial District), and PR (Parks and Recreation District) zoning classifications for the properties generally adjacent to Tireman Avenue between Greenlawn Street and Livernois Avenue; land generally bounded by Tireman Avenue, the north/south alley first east of Bryden Street, Warren Avenue and Central Avenue, bounded by Majestic Street, McDonald Street, Central Avenue and the alley first north of Warren Avenue; and land north of Warren Avenue between American Street and McDonald Street; land bounded by Tireman Avenue on the north, Majestic Street, McDonald Street, Central Street on the east, Warren Avenue on the south and Dearborn City Limits on the west.

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 50-17-57, *District Map No. 55*, to revise
4 the existing B4 (General Business District), M3 (General Industrial District), and M4 (Intensive
5 Industrial District) zoning classifications to the R3 (Low Density Residential District), B2 (Local
6 Business and Residential District), B4 (General Business District), M1 (Limited Industrial
7 District), and PR (Parks and Recreation District) zoning classifications for the properties generally
8 adjacent to Tireman Avenue between Greenlawn Street and Livernois Avenue, bounded by
9 Tireman Avenue, the north/south alley first east of Bryden Street, Warren Avenue and Central
10 Avenue; land bounded by Majestic Street, McDonald Street, Central Avenue and the alley first
11 north of Warren Avenue; and land north of Warren Avenue between American Street and
12 McDonald Street; land bounded by Tireman Avenue on the north, Majestic Street, McDonald
13 Street, Central Street on the east, Warren Avenue on the south and Dearborn City Limits on the
14 west..

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

16 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by amending
17 Article XVII, *Zoning District Maps*, Section 50-17-57 *District Map No. 55* of the Detroit Zoning
18 Ordinance as follows:

19 **CHAPTER 50. ZONING**

20 **ARTICLE XVII. ZONING DISTRICT MAPS**

21 **Section 50-17-57, *District Map No. 55***

- 22 • For the properties identified more specifically as:

23 The southerly line of the alley north of and parallel to Tireman Avenue; the westerly

1 line of lot 648 of the Frischkorns Tireman Park Subdivision Liber 34 Page 43 Plats,
2 Wayne County Records, Tireman Avenue, Central Avenue; the northerly line of
3 the alley south of and parallel to Tireman Avenue; the easterly line of lot 44 of the
4 DOVER PARK SUBDIVISION LIBER 32 P23 PLATS, W C R, and the easterly
5 line of lot 43 of the Harrahs Tireman Subdivision Liber 30 Page 85 Plats WCR,
6 excluding all public rights-of-way

7 the existing B4 (General Business District) and M3 (General Industrial District) zoning
8 classifications are revised to the B2 (Local Business and Residential District) zoning classification.

- 9 • For the properties identified more specifically as:

10 The southerly line of the alley south of and parallel to Tireman Avenue; the
11 westerly line of the alley east of and parallel to Bryden Street; the southerly line of
12 property described as the north 116.43 FT of Lot 6 and ALL THAT PART OF Lot
13 7 BOTH LYG E OF BRYDEN AVE AS OP EXC ALLEY AS WIDENED FOX
14 & QUINN SUB L28 P19 PLATS, W C R; the northerly and westerly lines of
15 property described as the south 111.15 FT OF the east 102.34 FT OF Lots 4&5
16 LYG N & ADJ WARREN AVE 100FT WD AND W AND ADJ BRYDEN AVE
17 50 FT WD FOX AND QUINN SUB L 28 P 19 PLATS, WCR; Warren Avenue;
18 Central Street; the northerly line of the alley north of and parallel to Warren
19 Avenue; McDonald Street; Majestic Street; and Central Street, excluding all public
20 rights-of-way

21 the existing M3 (General Industrial District) zoning classification is revised to the R3 (Low
22 Density Residential District) zoning classification.

- 23 • For the properties identified more specifically as:

1 N WARREN W S 111.15 FT OF E 102.34 FT OF 4&5 LYG N & ADJ WARREN
2 AVE 100 FT WD AND W AND ADJ BRYDEN AVE 50 FT WD FOX AND
3 QUINN SUB L 28 P 19 PLATS, WCR 18/372 11 375 SQ FT

4 N WARREN W 58.56 FT OF E 108.37 FT OF N 120 FT OF S 134.45 FT 6 FOX
5 & QUINN SUB L28 P19 PLATS, W C R 18/372 58.56 X 120

6 N WARREN E 49.81 FT OF N 120 FT OF S 134.45 FT 6 EXC E 8.37 FT OF N
7 20 FT OF S 134.45 FT AS DEEDED FOR ALLEY WD FOX & QUINN SUB L28
8 P19 PLATS, W C R 18/372 49.81 IRREG

9 the existing M3 (General Industrial District) zoning classification is revised to the B4 (General
10 Business District) zoning classification.

- 11 • For the properties located in the area bounded by the alley north of and parallel to Warren
12 Avenue, Central Street, Warren Avenue, and McDonald Street, the existing M3 (General
13 Industrial District) zoning classification is revised to the B4 (General Business District)
14 zoning classification.

- 15 • For the properties identified more specifically as:

16 S TIREMAN 7 THRU 1 AND VAC ALLEY ADJ PITKOS SUB L39 P36 PLATS,
17 W C R 18/412 126.37 X 148

18 W CENTRAL 8 & 9 AND VAC ALLEY ADJ PITKOS SUB L39 P36 PLATS, W
19 C R 18/412 25 & 26 N 58.5 FT OF 27 FOX & QUINN SUB L28 P19 PLATS, W
20 C R 18/372 81,600 SQ FT

21 W CENTRAL S 91.5 FT OF 27 28 & 29 FOX & QUINN SUB L28 P19 PLATS,
22 W C R 18/372 147,349 SQ FT

1 W CENTRAL 30&31 EX REAR W 37.17 FT OF S 261.15 FT RNG N TO A
2 POINT OF 32&33 FOX & QUINN
3 W CENTRAL REAR W 37.17 FT OF 33&32 RNG N 261.15 FT TO A PTE ON
4 W LINE OF 34&35 FOX & QUINN SUB L28 P19 PLATS, W C R 18/372 117764
5 SQ FT
6 W CENTRAL 36 EXC W 101 FT OF E 219 FT FOX & QUINN SUB L28 P19
7 PLATS, W C R 18/372 41305 SQ FT
8 W CENTRAL W 101 FT OF E 219 FT 36 FOX & QUINN SUB L28 P19 PLATS,
9 W C R 18/372 15150 SQ FT
10 W MC DONALD 20 THRU 30 AND VAC MAJESTIC AND ALLEY ADJ TO 28
11 THRU 30 GEO J SASS SUB L31 P48 PLATS, W C R 18/374; W 297.74 FT 37
12 FOX & QUINN SUB L28 P19 PLATS, W C R 18/372 1.80 ACRES
13 W CENTRAL E 78.63 FT 37 FOX & QUINN SUB L28 P19 PLATS, W C R
14 18/372 11794 SQ FT
15 W MC DONALD Lots 12-19 GEO J SASS SUB L31 P48 PLATS, W C R
16 N WARREN 11 THRU 8 EXC WARREN AVE AS WD GEO J SASS SUB L31
17 P48 PLATS, W C R
18 the existing M4 (Intensive Industrial District) zoning classification is revised to the M1 (Limited
19 Industrial District) zoning classification.
20 • For the properties identified more specifically as:
21 N WARREN ALL THAT PT OF 6&7 LYG N OF WARREN AVE 100 FT WIDE
22 & E OF TERMINAL RY USED FOR R R R/W PLAT OF EST OF RICHARD
23 MCDONALD L1 P138 PLATS, W C R 18/413 5.2811 AC

1 N WARREN ALL THAT LAND DES AS FOLS-BG AT A PTE DIST WLY 43
2 FT FROM INTSEC OF N AND S 1/4 LINE OF SEC 4 & N LINE OF WARREN
3 AVE 100 FT WD TH NLY & PRL WITH N & S 1/4 LINE 706.04 FT TH WLY
4 AT R A 55.2 FT TH SWLY AT AN ANGLE OF 19D 10M 517.21 FT TH SLY &
5 PRL WITH N & S 1/4 LINE 217.50 FT TO N LINE OF WARREN AVE TH ELY
6 ALG N LINE 225 FT TO P O B EXC S 193.6 FT & EXC N 261.4 FT OF S 455
7 FT OF W 100 FT OF E 110 FT OF S W 1/4 SEC 4 T 2 S R 11 E 47681.95 SQ FT
8 N WARREN W 100 FT OF E 153 FT OF S 455 FT OF S W 1/4 SEC 4 T 2 S R 11
9 E LYG N OF & ADJ WARREN AVE 18/--- 45,500 SQ FT


10 the existing M4 (Intensive Industrial District) zoning classification is revised to the PR (Parks and
11 Recreation District) zoning classification.

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

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

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

Approved as to Form:


Lawrence T. Garcia
Corporation Counsel

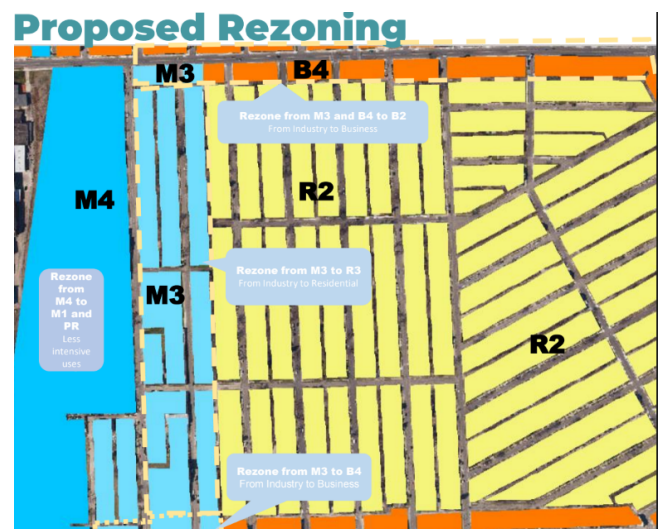
May 4, 2021

Dear Detroit City Planning Commissioners,

As a resident in 48204, I urge you to adopt the recommendations of the Detroit City Planning Commission and the Midwest Civic Council of Block Clubs Associations, to rezone multiple parcels north of Warren Ave and south of Tireman Ave. I overwhelmingly support efforts to engage the community including collecting signatures, organizing community meetings, and knocking on doors of homes and businesses to rally support for the rezoning initiative.

Commissioners, please adopt the following general amendments:

- Rezone land adjacent to Tireman Avenue between Greenlawn Street and Livernois Avenue from an M3 and B4 a B2 zoning classification to;
- Rezone land generally bounded by Tireman Avenue, the north/south alley just east of Bryden Street, Warren Avenue and Central Avenue from an M3 to a R3 zoning classification;
- Rezone land bounded by Majestic Street, McDonald Street, Central Avenue and the alley just north of Warren Avenue from an M3 to an R3 zoning classification.
- Rezone land adjacent to Warren Avenue on the north side between American Street and McDonald Street from an M3 to the B4 zoning classification.
- Rezone land bounded by Tireman Avenue on the north, Majestic Street, McDonald Street, Central Street on the east, Warren Avenue on the south and Dearborn City Limits on the west from M4 to an M1 and PR zoning classification.



The amendment will spur economic development and encourage a suitable environment for family life. How? This rezoning will create a buffer zone between the neighborhood and encroaching industry. It will support the development of diverse businesses that can provide day-to-day consumer goods and services, as well as benefit from neighborly and passing traffic.

The problems facing this neighborhood are not unique. Over the course of the last few decades heavy industry replaced dense residential housing and commercial businesses like grocery stores, cleaners, pharmacies, salons, doctors and other essential services. Yet, research shows heavily concentrated industrial zones have higher rates (11.3%) of childhood asthma (compared to the national average of 7.5%). Southwest Detroit generally has a high density of industrial sources, highways, and fugitive dust that leads to some of the highest concentrations of particulate matter and sulfur dioxide in the State of Michigan.*

Zip Codes 48204 and 48210 are home to businesses and residences cherished for generations. Places of worship, schools and parks anchor the community. This rezoning will help connect the Joe Louis Greenway to the city of Dearborn, Michigan and other parts of west Detroit. This a critical step to support our ability to live, work, play, and worship in clean, healthy neighborhoods.

The amendment is in alignment with the recommendations of the Zone Detroit efforts and will bring the zoning into alignment with the City of Detroit's Master Plan. Please restore our area to a residential neighborhood with a community-driven commercial corridor. It is time to rezone!

Sincerely,

A handwritten signature in cursive script that reads "Alondra Alvizo".

Alondra G. Alvizo
Proud Resident of Midwest -- 48204!
Co-Founder of Vizo's Voice

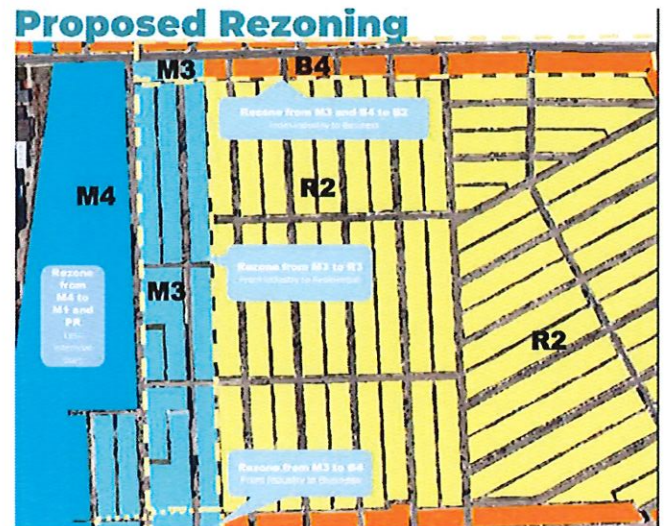
May 4, 2021

Dear Detroit City Planning Commissioners,

As a neighborhood community organization in 48210, I urge you to adopt the recommendations of the Detroit City Planning Commission and the Midwest Civic Council of Block Clubs Associations, to rezone multiple parcels north of Warren Ave and south of Tireman Ave. I overwhelmingly support efforts to engage the community including collecting signatures, organizing community meetings, and knocking on doors of homes and businesses to rally support for the rezoning initiative.

Commissioners, please adopt the following general amendments:

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- Rezone land adjacent to Warren Avenue on the north side between American Street and McDonald Street from an M3 to the B4 zoning classification.
- Rezone land bounded by Tireman Avenue on the north, Majestic Street, McDonald Street, Central Street on the east, Warren Avenue on the south and Dearborn City Limits on the west from M4 to an M1 and PR zoning classification.



The amendment will spur economic development and encourage a suitable environment for family life. How? This rezoning will create a buffer zone between the neighborhood and encroaching industry. It will support the development of diverse businesses that can provide day-to-day consumer goods and services, as well as benefit from neighborly and passing traffic.

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Sincerely,

A handwritten signature in black ink, appearing to read "Dan Commer", with a long horizontal flourish extending to the right.

Dan Commer

Project Manager, Neighborhood Stabilization and Housing
Bridging Communities, Inc.

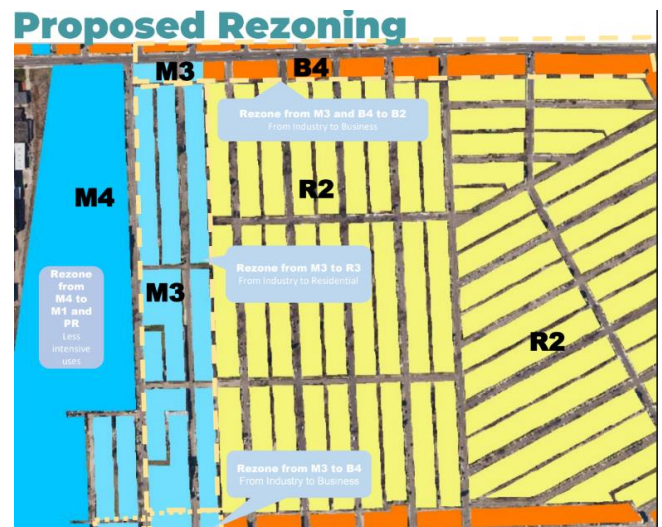
May 4, 2021

Dear Detroit City Planning Commissioners,

As a block club dedicated to community empowerment, I urge you to adopt the recommendations of the Detroit City Planning Commission and the Midwest Civic Council of Block Clubs Associations, to rezone multiple parcels north of Warren Ave and south of Tireman Ave. I overwhelmingly support efforts to engage the community including collecting signatures, organizing community meetings, and knocking on doors of homes and businesses to rally support for the rezoning initiative.

Commissioners, please adopt the following general amendments:

- Rezone land adjacent to Tireman Avenue between Greenlawn Street and Livernois Avenue from an M3 and B4 a B2 zoning classification to;
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¹ Community Action to Promote Healthy Environments Public Health Action Planning Resource Manual, 2016

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Sincerely,

Ashaki Johnson
President
Bryden Central Block Club

Larry A. Cooper
Retired Chief, Detroit Fire Department
8106 Bingham
Detroit, Michigan 48228
Phone: (313) 318-8208
Email: nclay@attorneyclay.com

May 5, 2021

SUBMITTED VIA EMAIL AND FAX

City of Detroit
City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225, Fax: (313) 224-4336
Email: cpc@detroitmi.gov

RE: ***Proposed zoning amendment of "Chapter 50 of the 2019 Detroit City Code, Zoning , by amending Article XVII, Zoning District Map, Section 50-17-57, District Map 55 of the Detroit Zoning Ordinance to show the R3 (Low Density Residential District), B@ (Local Business and Residential District), B4 (General Business District), M1 (Limited Industrial District) and PR (Parks and Recreation) zoning classifications where the B4 (General Business District), M3 (General Industrial District), and M4 (Intensive Industrial District) zoning classifications currently exist."***

Public Hearing Scheduled for Thursday, May 6, 2021 at 5:30 pm

Dear City Planning Commission:

I am in receipt of correspondence postmarked April 20, 2021 that references the above stated subject matter. I am the owner of 7569 Tireman located on the southeast intersection of Tireman and Bryden. It is a property that contains a commercial building. The proposed rezoning would change the current zoning of M3 General Industrial District to R3 Low Intensity Residential District.

I strenuously object to the change in zoning. The change would alter the current permitted use of the property and greatly decrease the value of the property. It will also adversely affect future plans to make use of the property respective to its zoning. As a member of this community - a lifelong City of Detroit Resident as well as a retiree of the City of Detroit - I find this proposed rezoning unfair. It reduces the property value. The change would cause economic hardship.

I am making a written record of my objections through this document and I also request the opportunity to make an oral record of my objections during the meeting scheduled for Thursday, May 6, 2021 at 5:15pm.

Respectfully,

Larry A. Cooper
Retired Chief, Detroit Fire Department
cooper8116@ameritech.net
cooper8116@sbcglobal.net
313-414-6567

CC:

Brenda Jones, City Counsel President
bjones_mb@detroitmi.gov

Raquel Castañeda-Lopez, City Counsel Member, Representative District 6
councilmemberraquel@detroitmi.gov



CITY OF DETROIT
RAQUEL CASTAÑEDA-LÓPEZ
COUNCIL MEMBER DISTRICT 6

October 23, 2020

Dear City Planning Commission,

We, the undersigned, support the rezoning efforts in 48204 and 48204 zip codes as presented to the City Planning Commission for a public hearing on _____

These heavily concentrated industrial zones were created decades ago when the city and neighborhoods looked much different. Today, many of our neighbors now live in these areas. There are continuous blocks of residents living in areas zoned heavy industrial, putting them at risk of living next to auto shops ranging from collision shops to sales.

These frontline communities, composed of mostly low-income families and legacy Detroiters disproportionately bear the burden of pollution and environmental justice issues that arise when living in heavy industrial zones. Not only do these communities have higher rates (11.3%) of childhood asthma (compared to the national average of 7.5%), but District 6 generally has a high density of industrial sources, highways, and fugitive dust that leads to some of the highest concentrations of particulate matter and sulfur dioxide in the State of Michigan.*

This proposed rezoning will bring the zoning into alignment with the City of Detroit's Master Plan and prohibit the further encroachment of heavy industry and noncompliant businesses into residential areas. While we support the existing businesses in these areas, we wish to ensure that industry is prevented from further encroaching onto our homes. This will allow us the opportunity to live in clean, stable neighborhoods, and to protect our families and fellow community members. If approved, this rezoning will move us closer to establishing that all Detroiters have the undeniable right to live in a community that is protected from environmental hazards.

We sincerely urge the City Planning Commission to put the health and well-being of Detroit residents' first by approving these recommendations and by sending them to the Detroit City Council with the recommendation of approval.

**Some signatories have included comments, they have been provided in brackets to the right of their names.

Sincerely,

Raquel Castañeda-López



YOUR NAME

CONTACT

5214 Larchmont Street
Detroit, MI 48204
ventral_asana@yahoo.com
313/437-1980

DR. VENTRA ASANA, PRESIDENT

May 3, 2021

To Whom It May Concern

Larchmont Community Association supports designating the 48204 and 48210 neighborhoods as residential zones. It is imperative that a good quality of life be possible for long-standing residents of these two communities that have, and are still, working tirelessly to bring about revitalization. The chief rationale is preventing any more avenues of industrialization that will cause environmental detriment to these vicinities.

Historically, toxic wastes, noxious factory emissions, poisonous water runoff and more have been allowed to be placed in black, brown and poor communities in favor of almost unlimited profits to be accorded to industry. As a matter of environmental and racial justice it is way past time for these abuses to be terminated, so that residents in our communities can be restored to physical, spiritual and emotional health. We want spaces of residential zoning so that we can increase development that will efficaciously contribute to the "common good", and so that our children, grandchildren, youth, young adults, seniors, men and women and returning citizens have opportunities to have a good quality of life. It is a matter of what is the right thing to do, as Detroit returns from its pandemic slump and moves to a vital future of growth that will benefit everyone, not just those with excess wealth.

Sincerely, Dr. Ventra Asana

Midwest Civic Council of Block Clubs
 Central and Tireman Rezoning Petition Signatures

Full Name	Address
1) June Henderson	9191 Bryden Det MI 48204
2) WILLIE MINOR	9101 BRYDEN DET MI 48204
3) Memis D. Beasleys	9165 Bryden 48204
4) Julia ARMSTRONG	9122 BRYDEN Det 48204
5) Ralph Payne	9171 Bryden
6) Henry Roberts	9191 Bryden
7) Levi Sparks	9344 BRYDEN
8) Anthony Dwyer	9356 Bryden Det - 48204
9) Jerry Davis	9302 Bryden Detroit 48204
10) Jerry Davis	9362 Bryden Detroit 48204
11) MARY LEE	9397 Bryden Det. 48204
12) Avery Rose	8197 Alpine Det; 48204
13) CHARLTON CARTER	8196 ALPINE Det 48204
14) Alan GONZALEZ	7505 MURLE Det 48210

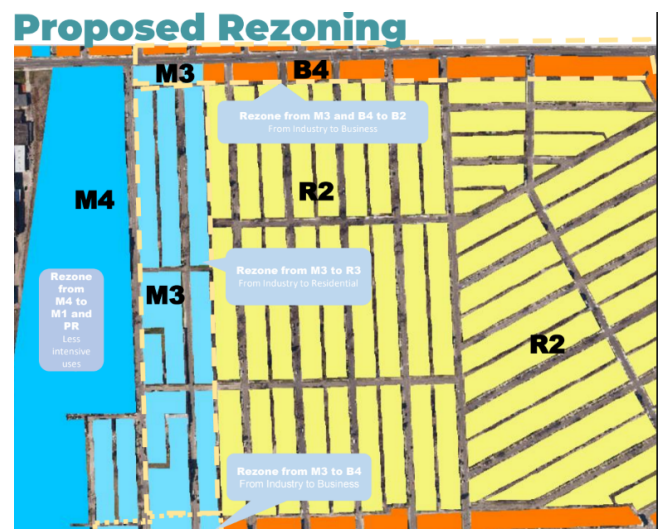
May 4, 2021

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The problems facing this neighborhood are not unique. Over the course of the last few decades heavy industry replaced dense residential housing and commercial businesses like grocery stores, cleaners, pharmacies, salons, doctors and other essential services. Yet, research shows heavily concentrated industrial zones have higher rates (11.3%) of childhood asthma (compared to the national average of 7.5%). Southwest Detroit generally has a high density of industrial sources, highways, and fugitive dust that leads to some of the highest concentrations of particulate matter and sulfur dioxide in the State of Michigan. ¹

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Sincerely,

A handwritten signature in black ink that reads "Raquel Garcia". The signature is written in a cursive, flowing style.

Raquel Garcia
Executive Director
Southwest Detroit Environmental Vision

May 3, 2021

To Whom It May Concern:

My name is Sheila Robinson and I am writing in reference to the proposed re-zoning of the Detroit Zip codes of 48204 and 48210.

I grew up in the neighborhood on Burnette Street in the 48204 zip code. I have since moved and reside in another area of the City and I am and will always be a proud Resident of the City of Detroit.

Despite moving, I still have a vested interest not only in my new zip code but in those two zip codes as well as I am a life long Member of Unity Baptist Church located at 7500 Rev. Valmon D. Stotts Ave., (aka Tireman), Detroit, 48204.

Growing up in the area in the 1960s and 1970s was wonderful! Residents took pride in their properties and so did the businesses and organizations that operated in the area. That being said, at this point it's irrelevant that no one seems to know when the area was re-zoned from Residential to whatever it is now, I am supporting the efforts to re-zone back to Residential status.

Despite the fact that the area has declined due to various circumstances over the years we would like to see a comeback in the area. A comeback that would include existing businesses as well as new and viable businesses who are willing to comply with the codes and ordinances of our City, and offer needed goods and services to the Community which in turn would hopefully attract new Residents

To end all, we do not need anymore Auto Repair shops which look like unofficial junk yards in our Neighborhood who operate in our City but overall don't even care about our City or the Residents of our City.

I am praying that the efforts of concerned Citizens will prevail.

Sincerely,

Sheila R. Robinson

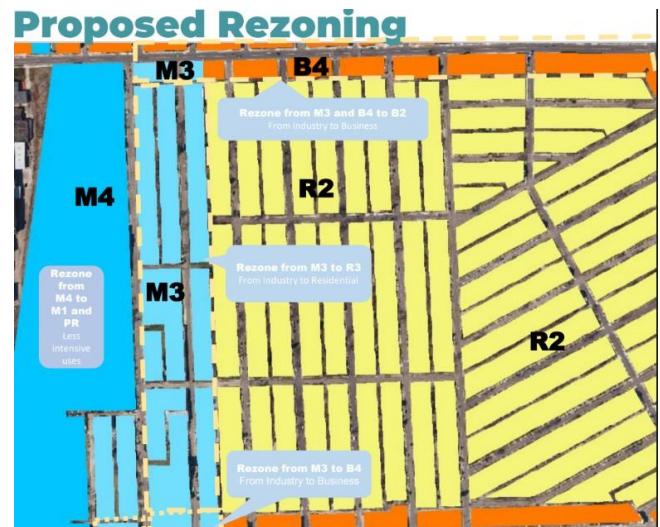
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Sincerely,

Ethelyn Carroll
President
United Block Club Council
