

City of Detroit

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Director

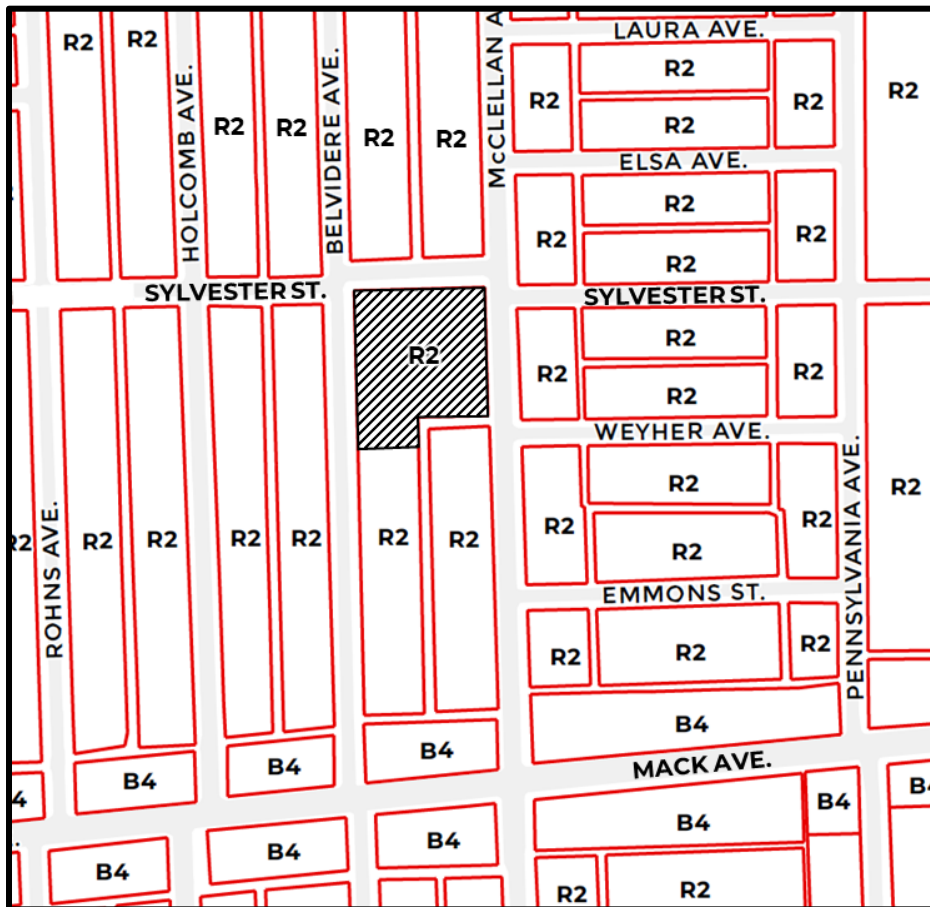
CITY PLANNING COMMISSION
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February 1, 2022

HONORABLE CITY COUNCIL

RE: Request of IFF ECE Detroit, LLC to rezone one parcel commonly known as 3917 McClellan Avenue from the R2 (Two-Family Residential) zoning district classification to the R5 (Medium Density Residential) zoning district classification. **(RECOMMEND APPROVAL)**



Current Zoning Map – Hatched area is proposed to be rezoned to R5 (Medium Density Residential)

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from IFF ECE Detroit, LLC to amend District Map No. 28 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an R5 (Medium Density Residential) zoning district classification where an R2 (Two-Family Residential) zoning district classification is currently shown for the property located at 3917 McClellan Avenue, generally bounded by Sylvester Street to the north, Belvidere Street to the west, McClellan Avenue to the east, and Mack Avenue to the south.

The proposed map amendment is being requested to permit the development of a Child Care Facility to serve 80-110 children. Although the use is first allowed in the R3 District, the applicant would like the flexibility to add small-scale commercial uses in the future. The existing zoning district does not allow the proposed use or any commercial uses.

The existing building was built as an addition to the Pingree Elementary School in the 1960s. The petitioner bought the property in February 2021 from a religious organization which had owned it since the 1980s. The existing structure is proposed to be demolished and a new structure will be built. The preliminary site plan shows a 12,000 square foot building, a parking lot, a playground area, and a walking path. The site is approximately 1.7 acres.



Aerial view of the proposed rezoning

CPC MEETING

Public Hearing & Action – October 7, 2021

On October 7, 2021, the City Planning Commission held a public hearing on this rezoning request. At the hearing, no members of the public spoke. No letters of support or opposition were received. The City Planning Commissioners asked several questions about traffic, community engagement, sustainability features, and design changes in reaction to the pandemic. Based on the potential positive impact of the proposed project and the absence of community opposition, the City Planning Commission voted unanimously to recommend approval of the rezoning.

STAFF ANALYSIS

Surrounding Zoning and Land Use

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

- North: R2 (Two-Family Residential) – Single family dwellings & vacant land
- East: R2 (Two-Family Residential) – Single family dwellings & vacant land
- South: R2 (Two-Family Residential) – Single family dwellings & vacant land
- West: R2 (Two-Family Residential) – Single family dwellings & vacant land

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 corrects an error or meets the challenge of some changing condition, trend, or fact. *The changing condition that is addressed by the proposed rezoning is the overabundance of land zoned R1 and R2 in the City. These low density residential districts permit very few uses—mostly one- and two-family residences. When projects such as this one are proposed, it is difficult to find a large enough site that is also properly zoned. Rezoning a former school site is often the best option.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *The vacant, blighted building and unmaintained property will be replaced with a new building with extensive landscaping. The proposed use of an early childhood education center is needed in the neighborhood and will be beneficial to residents with young children. Although the new development will cause an increase in traffic, pick-up and drop-off times will be spread out throughout the day, not all at once like a school.*
- Whether the proposed rezoning will create an illegal “spot zone.” *Although there isn't other property zoned R5 in the vicinity, the parcel proposed to be rezoned is 1.7 acres which is fairly large compared to the surrounding residential lots (average .08 acres). Also, while the R5 district allows additional uses and density than the existing R2 district, both are residential districts that permit consistent uses and require similar setbacks.*

Master Plan Consistency

The subject site is located within the Kettering area of Neighborhood Cluster 3 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Low Density Residential” for the subject property. The Planning and Development Department (PDD) has

reviewed this proposed rezoning and determined that it will not change the overall character of the area and is generally consistent with the Master Plan. The full report is attached.



Conceptual Rendering of proposed development

Community Input

The applicant has conducted a thorough community engagement strategy as outlined in the attached summary and the neighborhood contact list (contained in the application). In an effort to obtain meaningful feedback, residents were asked about important elements of a child care center and additional amenities that could benefit the neighborhood. This feedback was incorporated into the proposal and led to the request for a more intense zoning district to permit additional uses.

CONCLUSION & RECOMMENDATION

On October 7, 2021, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map 28 of Chapter 50 of the 2019 Detroit City Code, *Zoning*, to show an R5 (Medium Density Residential) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown for the property located at 3917 McClellan Avenue.

Respectfully submitted,

LAUREN HOOD, CHAIRPERSON

A handwritten signature in cursive script that reads "Marcell R. Todd, Jr.".

Marcell R. Todd, Jr., Director
Jamie J. Murphy, Staff

Attachments: Rezoning Ordinance
PDD Master Plan Interpretation
Updated District Map 28
Community Engagement Summary

cc: Antoine Bryant, Director, PDD
Katy Trudeau, Deputy Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Daniel Arking, Law Department



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
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Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Mr. Marcell Todd, Legislative Policy Division
FROM: Greg Moots, Planning and Development
DATE: October 1, 2021
RE: **Master Plan of Policies review of the request to rezone 3917 McClellan Avenue, generally bounded by Belvidere, Sylvester, and McClellan Streets, from an R2 (Two-Family Residential District) to an R5 (Medium Density Residential District) zoning classification**

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 IFF ECE Detroit, LLC.

Location

The area is located south of Sylvester Street between Belvidere and McClellan Streets, and the block is north of Mack Avenue.

Existing Site Information

The subject area is zoned R2 (Two-Family Residential District) and is currently occupied by a vacant school.

Surrounding Site Information

North: Single family home and vacant residential land.
East: Vacant residential land.
South: Single family home and vacant residential land.
West: Single family homes and vacant residential land.

Project Proposal

The vacant school is proposed to be demolished and a childcare facility of roughly the same floor area to be constructed at the north-east corner of the site. The petitioner is also seeking flexibility for future community-facing site components such as a covered open-air shelter, various gardens, and potential small scale community buildings.

Interpretation

Impact on Surrounding Land Use

The development of a childcare facility of the same size as the school should not have a significant impact on the surrounding homes. The prior school use likely generated more traffic than the proposed use. The proposed parking at the south-east corner of the site, north of the existing homes, must be screened and set back to reduce its visual impact. The potential commercial future uses must be small-scale (under 3,000 sq. ft) per the R5 zoning, and so could be appropriate for the site. They are all

conditional, so a future hearing would be required to determine that. It is not likely that they would have a major impact on the surrounding area.

Impact on Transportation

As only one parcel is involved, it is not anticipated that there would be a large impact on the adjacent streets. Bus lines run to the south on Mack Avenue.

Master Plan Interpretation

The Future General Land Use of the site is “Low Density Residential” in the Master Plan. While this is not consistent with the proposed R5 zoning, as the Master Plan states, “In general, the Future Land Use map does not address small-scale situations less than 10 acres, , or the specific types of commercial and other nonresidential uses.”. Both the small scale of the change and the prior school use indicate that the proposal will not change the overall character of the area, and therefore the rezoning is determined to be generally **consistent** with the Master Plan.

Respectfully Submitted,



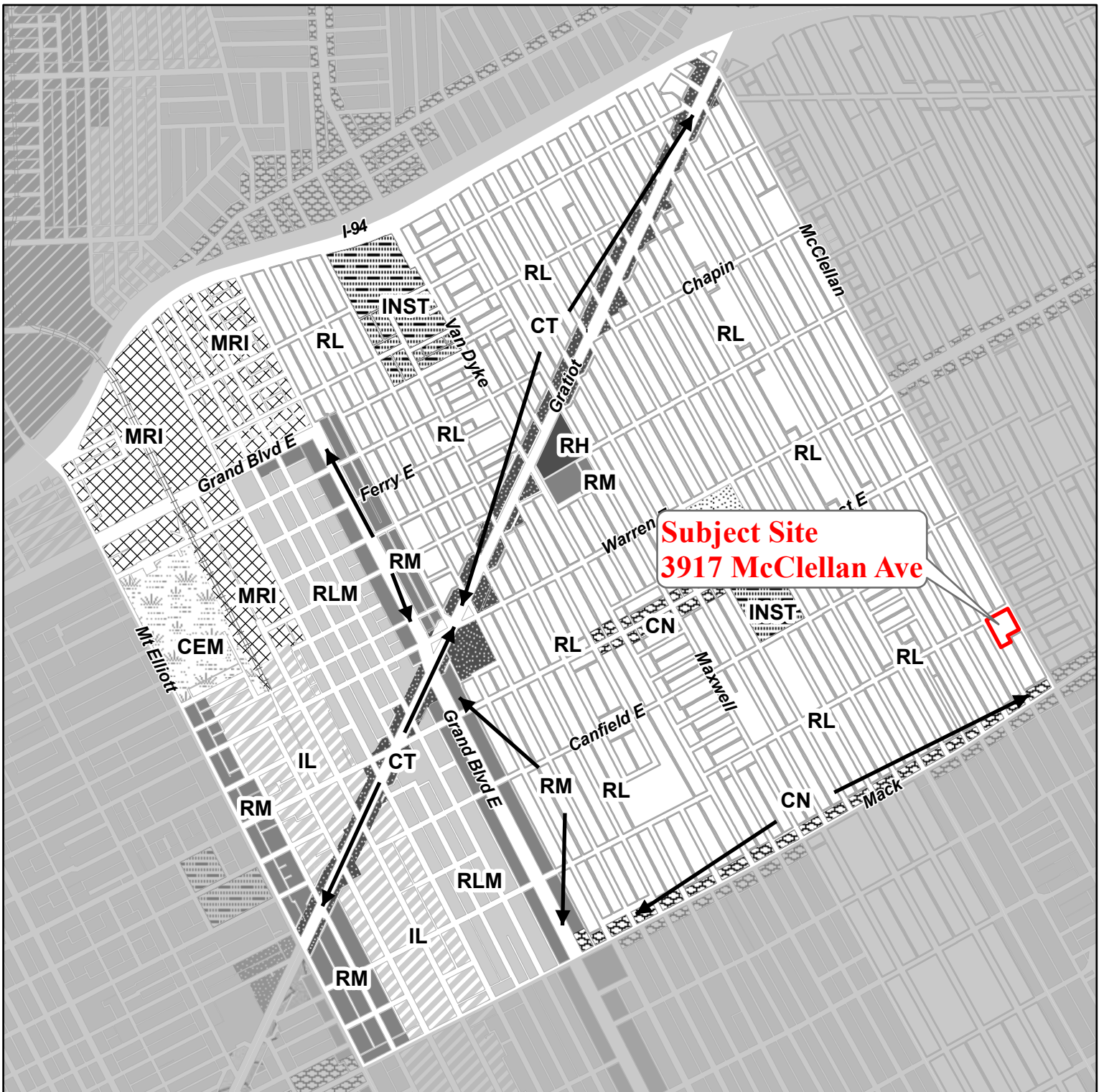
Gregory Moets

Planning and Development Department

Attachments

Future General Land Use Maps: Map 3-8b, Neighborhood Cluster 3, Kettering

CC: Antoine Bryant, Director, Planning and Development
Katy Trudeau, Deputy Director, Planning and Development
Karen Gage



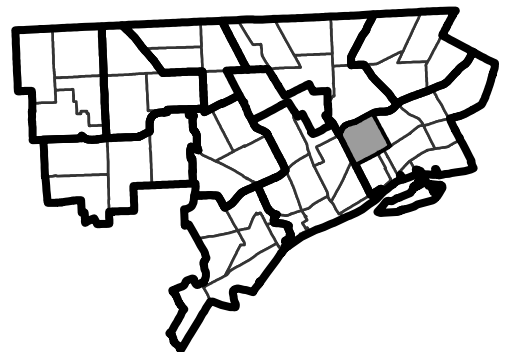
Map 3-8B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 Kettering



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)



OUR STEPS

Our first steps towards action consisted of forming conversations with community organizations and influential stakeholders for the 48214 area. So far we have had discussions with MACC Development, Eastside Community Network, Detroit Prep Academy, the Mikki Godfrey from the Detroit Economic Growth Corporation, as well as District 5 Managers Melia Howard and Zavia Ferguson. These conversations led to our series of 2021 events where we engaged local Detroiters, 48214 neighbors, and community members to contribute feedback on the development of a new early childhood center on the eastside of the city. Zina Davis, Executive Director of Children of the Rising Sun, was also present throughout these events to engage with parents of young children and neighbors.

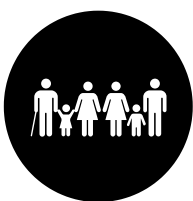
DATE	ACTIVITY / PROJECT	
Saturday, 3/20/21	IFF-MACC Free Laundry Day + Community Engagement	
Monday, 7/19/21	IFF Walk-up Community Engagement: Series #1	
Monday 7/26/21	IFF Walk-up Community Engagement: Series #2	
Monday, 8/2/21	IFF Walk-up Community Engagement: Series #3	

WHAT WE'VE HEARD

In efforts to facilitate meaningful engagement, we asked two specific questions.

1. What elements are important to you in a high quality early learning center?
2. What other types of amenities could be potentially incorporated into the site that would benefit the neighborhood?

Below are feedback items shared and contributed from a diverse group of neighbors and community stakeholders on the eastside of Detroit. To honor their individual feedback, all responses were recorded in this summary report along with our plan to action.



01 — Safety and Extended Access

Stakeholders have suggested that we have a secured site followed with ample parking and 24 hour surveillance, as it allows providing services (child care) at much later times throughout the day and weekends due to the variety in parent's schedules.

With childcare, safety is always a top priority and the center will take all steps to create a secure facility.



02 — Space for Extra-Curricular Activities

Due to the variance in the age demographic, stakeholders suggested that we have space that other younger and older residents could both use.

A community garden will be used to allow both the students as well as surrounding community residents access to fresh food.



03 — Quality Employment/Volunteer Programs

Members of the community would like to ensure that there are opportunities for everyone to be involved in the success of the childcare center and that kids are receiving quality care.

Children of the Rising Sun prides itself on having high quality staff and will implement a senior educator program.



04 — Connecting Arts with Nature

Stakeholders would like to see the formerly blighted area be enriched with examples of biodiversity, art murals and structures. This aesthetic shift will also improve the physical connection that residents have with the surrounding space.

A key element of the program and building design is connecting with nature and bringing the outdoors in.



05 — Extension of Social Services

To fully utilize the space provided on the site, stakeholders would like to see on-site social/health services provided to residents.

The building design incorporates a large multi-purpose room that can be utilized for public events. Giving the neighborhood a community hub.



+200

Flyers Distributed

+90

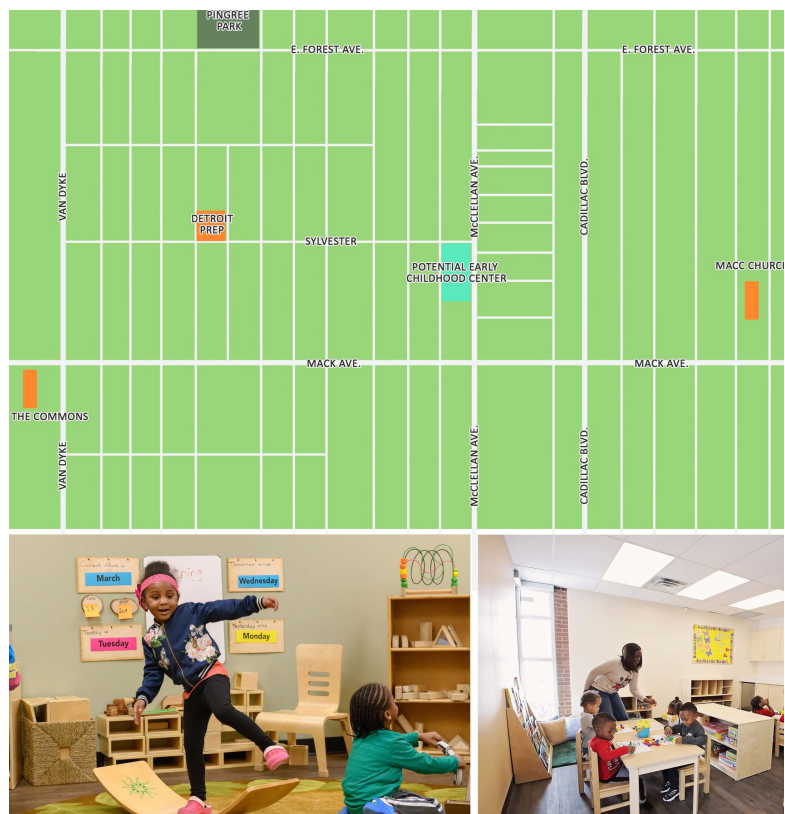
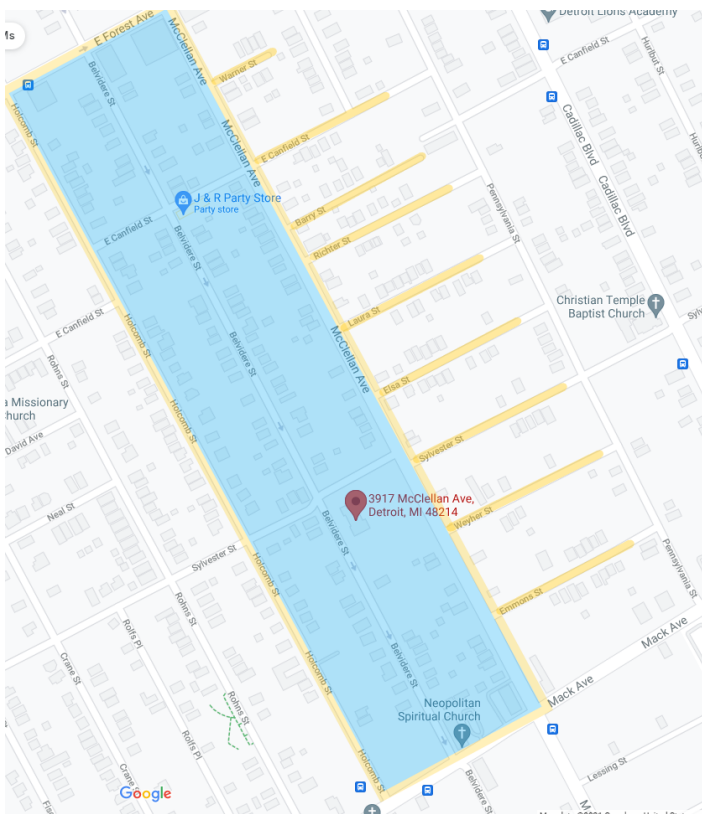
Sandwiches Distributed

+110

**Handshakes with our
Neighbors**

4

Events



24	25	33
27	28	32
29	30	32

