

City of Detroit

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TO: City Planning Commission

FROM: Timarie Szwed, Staff

RE: The request of SER-Metro Detroit and The Collaborative to rezone 4423 Western Street from P1 (Open Parking) zoning district classification to a B4 (General Business) zoning district classification. **(RECOMMEND APPROVAL)**

DATE: July 29, 2022

RECOMMENDATION

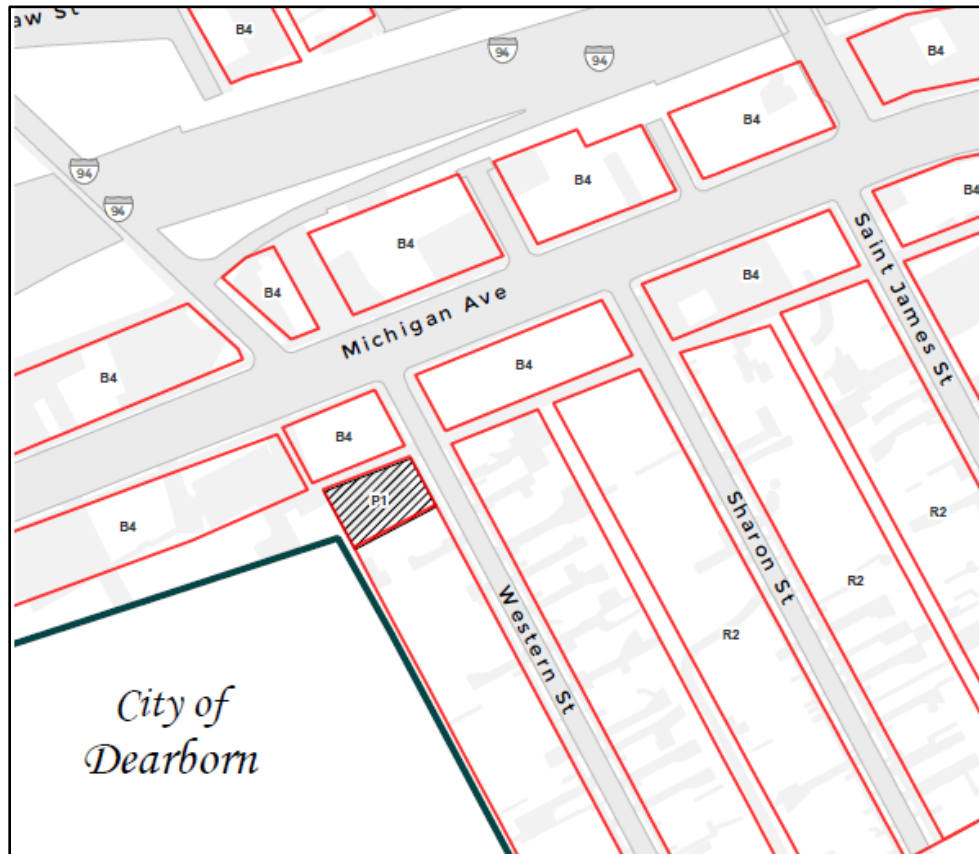
The City Planning Commission staff recommends **approval** of the request of SER-Metro Detroit and The Collaborative to rezone 4423 Western Street from the P1 (Open Parking) zoning district classification to the B4 (General Business) zoning district classification.

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from SER-Metro Detroit and The Collaborative to amend Chapter 50, *Zoning*, Article XVII, Section 50-17-56, District Map No. 54 of the 2019 Detroit City Code, to show a B4 (General Business) zoning district classification where a P1 (Open Parking) zoning district classification is currently shown for the property located at 4423 Western Street, generally located at Western Avenue, bounded by Michigan Avenue to the north and St. Stephens Street to the south.

The Proposed map amendment is being requested to permit the development of a lab for construction training of high school students attending the affiliated charter high school, as well as for accessory parking in rear of the building. The existing P1 zoning does not permit for the construction of buildings, apart from parking structures.

The subject property is in City Council District 6 and measures approximately 0.25 acres. The subject property is currently utilized for parking for SER-Metro Detroit. The subject parcel is part of the larger SER-Metro Detroit campus, located at 9301, 9239, and 9215 Michigan Avenue in Detroit and 9301 Michigan Avenue in Dearborn.



Current zoning classification map, with subject property hatched

PUBLIC HEARING RESULTS

On July 21, 2021, the City Planning Commission held a public hearing on this rezoning request. At the hearing, one member of the public spoke with general comments. Two letters of support were also received and are included as an attachment to this report. The letters of support favored the rezoning based on the value of the work that SER-Metro Detroit does in the community for both adults and youth.

At the hearing, one person spoke on behalf of the owner of an adjacent property, asking whether the proposed rezoning would impact, or include, their parcel, located directly south of the subject property. CPC staff and the petitioners indicated that it would not impact their property. While the concerned property owner was satisfied with the explanation provided, they left contact information with the understanding that CPC staff would follow up with them.

During the hearing, the Commission discussed the following:

- Concerns regarding the amount of community input that was received. The Commission requested that further contact be made with neighboring residents and property owners.
- Concerns regarding the distance between the proposed development and the two-family dwelling located on the adjacent lot directly south of the subject property. The

Commission requested that exact measurements and plans for landscaping and buffering be explained further when the matter is brought back before them.



Aerial view of proposed rezoning

PUBLIC HEARING FOLLOW UP

Based on the public hearing comments, CPC staff offers the following follow-up information:

- CPC staff was provided a more thorough understanding of the level of community input and the tactics used by SER-Metro Detroit to engage and inform the community. Throughout the planning and development process, SER-Metro employees have engaged the public by going door to door and speaking to neighbors individually. In addition, flyers with information about the proposed development have been available at SER-Metro Detroit locations. This was done in addition to the two community engagement events that were held.
- Regarding the owner of the adjacent parcel, CPC staff contacted them via phone, to answer any additional questions. CPC staff were made aware that the property owner was previously aware of the proposed rezoning, and that there was simply some confusion on the parameters of the project. Ms. Campos of SER-Metro indicated to CPC staff that she has had several conversations with the property owner. The property owner told CPC staff that they had no further questions and were not in opposition to the rezoning or proposed development.

- The petitioner has verified that there will be 30.66 ft between the two-family dwelling adjacent to the property and the buffer wall located on the south side of the proposed development.

To ensure that the community had no further questions or concerns, CPC staff joined Ms. Campos and Mr. Wilson of SER-Metro Detroit in efforts to further engage the community. In total, we spoke to 15 residents and 2 persons visiting the neighborhood. Through this process, CPC staff was able to confirm that SER-Metro Detroit representatives had engaged the community on several occasions regarding this proposal. The results of these community engagement efforts are summarized below:

- No residents expressed opposition to the rezoning.
- One resident was in strong support, explaining that she is interested in enrolling her children in the charter school.
- One resident questioned if there would be an impact on parking and traffic. CPC staff explained that the attendees of the school would be parking on the SER-Metro Detroit campus, and that traffic would enter the site from Michigan Avenue and would not be routed down Western Street. The resident was satisfied with that answer and had no other concerns.
- One resident indicated that they were in strong support of the rezoning, citing the valuable work that SER-Metro Detroit does within the community, as well as the employment of community members, as reason for support.
- All residents were generally in support of the project.
- Informational flyers with contact information to SER-Metro Detroit were left for residents that were not home or did not answer the door.

STAFF ANALYSIS

Surrounding Zoning and Land Use

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

North:	B4 (General Business) – commercial buildings along Michigan Avenue
East:	R2 (Two-Family Residential) – Single- and two-family dwellings
South:	R2 (Two-Family Residential) – Two-family dwelling, occupied
West:	IC (Intensive Industrial) – located in city of Dearborn, semi-truck storage

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.

- *Whether the proposed amendment will protect the health, safety, and general welfare of the public.* The proposed amendment do so by rezoning the subject parking lot to an appropriate zoning district classification that will allow for the expansion of educational and community services offered on the adjacent sites in a manner consistent with the zoning scheme and the fabric of the neighborhood. The rezoning will activate the space on Western Street, increasing the areas overall vibrancy and walkability.

- *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.* It is not anticipated that the proposed rezoning will have significant adverse impacts on the natural environment.
- *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.* No adverse impacts are anticipated because of the proposed rezoning. By allowing the proposed rezoning, the vitality and walkability of the neighborhood will be improved.
- *Whether the proposed rezoning will create an illegal “spot zone.”* Properties directly adjacent to the north and along Michigan Avenue to the east are zoned B4, therefore no spot zoning will be created.

Master Plan Consistency

The subject property is located within the Chadsey area of Neighborhood Cluster 5 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “RLM – Low / Medium Density Residential” for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and has determined that it is generally consistent with the Master Plan classification. The full report is attached.

Community Input

The petitioner has been actively engaged with residents of the community. Community engagement has included residents of Western Street, Bridging Communities, American Indian Health and Family Services, Congress of Communities and the Quran Institute of America. Additional engagement has occurred between the petitioner and the Department of Neighborhoods. Councilmember Santiago-Romero’s office was also made aware of the proposed rezoning and development.

The petitioner held two community outreach meetings. An in-person meeting was held June 6, 2022, at 5 pm at 9215 Michigan Avenue. A virtual meeting was held on July 13, 2022, at 3 pm on Zoom; CPC staff attended. No members of the public attended either meeting. In total, 769 individual social media profiles were reached through social media advertising efforts all together.

In preparation for the July 21, 2022, public hearing, notice was posted in multiple locations at the subject property. The hearing notice was mailed to 54 occupants and taxpayers of record within 400’ of the subject property. In addition, hearing notices were sent to the City of Dearborn City Clerk’s Office, and the City of Dearborn City Plan Office.

CONCLUSION

Based on the above analysis and consistent with the approval criteria of Section 50-3-70 of the Zoning Ordinance, CPC staff recommends APPROVAL of the rezoning request.

Attachment: PDD Master Plan Interpretation Report
Letters of Support

cc: Antoine Bryant, Director, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
David Bell, Director, BSEED
James Foster, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law Department