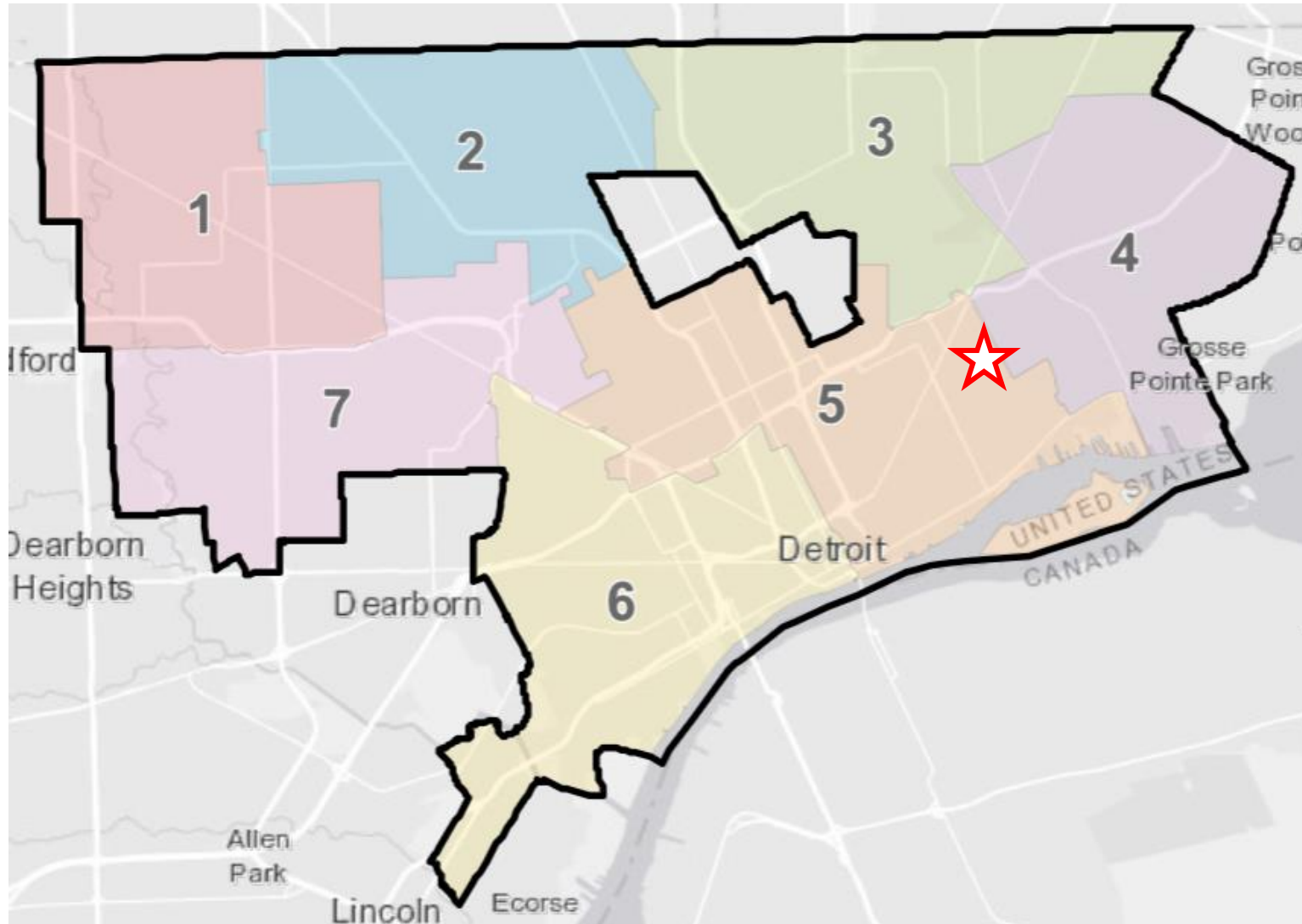


AGENDA III.A.

5:15 PM PUBLIC HEARING

To consider the request of petitioner Shane Overbey to amend Article XVII, Section 50-17-30, District Map No. 28 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown a 4630 Crane Street, generally located on the east side of Crane Street between East Forest Avenue to the north and Yates Street to the south.

City Council District 5



Gratiot Woods Neighborhood



SE of E Forest Ave & Crane St



SE of E Forest Ave & Crane St



Looking N down Crane St



Looking NE from Crane St & Yates St



Looking W from Crane St (across from site)



Looking S from Crane St near Forest Ave



Looking SE from Crane St & Forest Ave



Looking S from Forest Ave



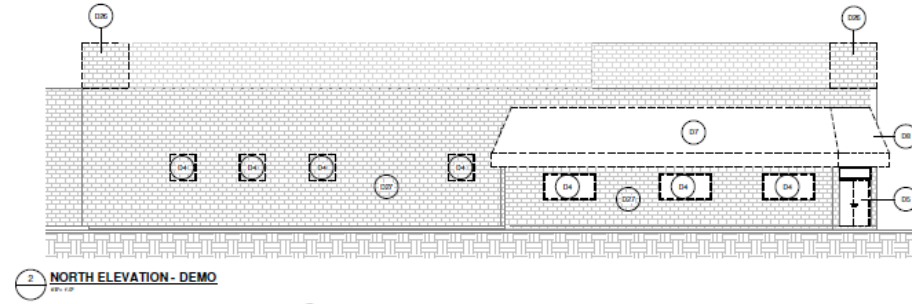
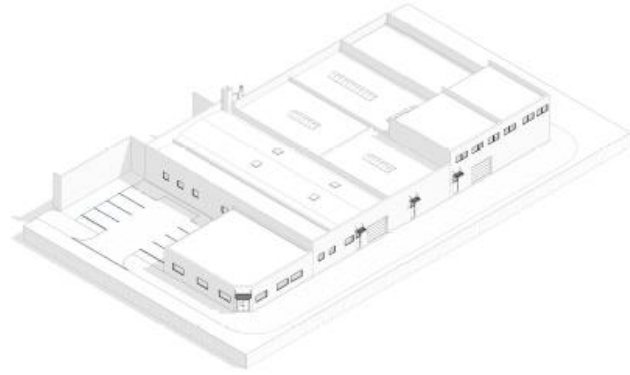
Rear of site from Yates St



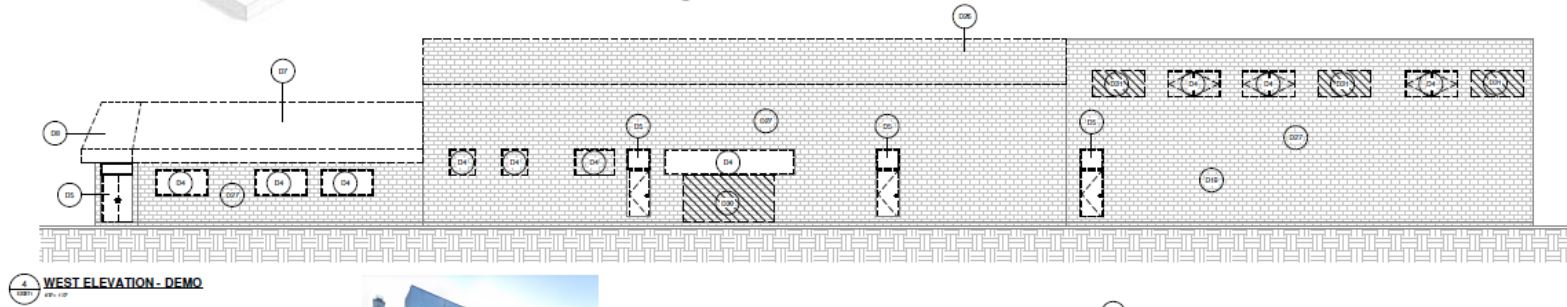
Proposed Site Plan



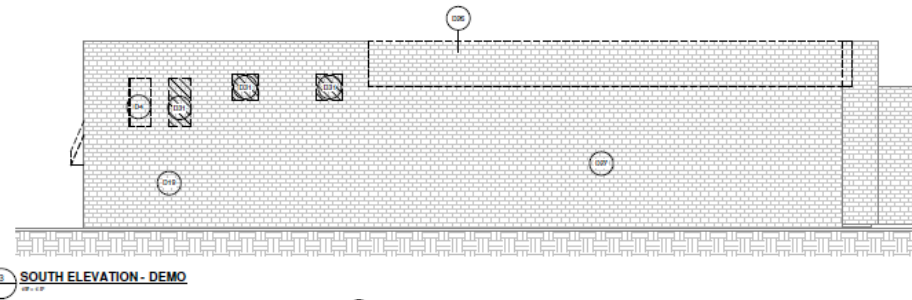
Proposed Elevations



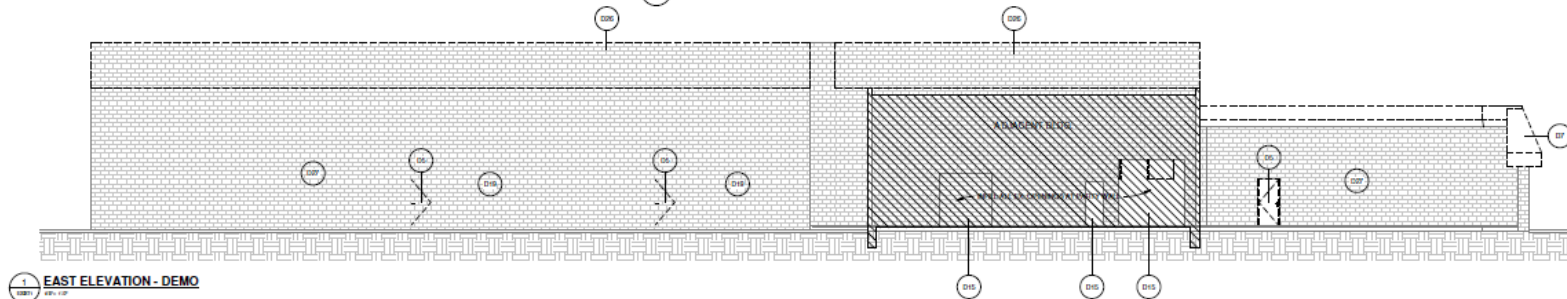
N – Forest Ave



E – Crane St

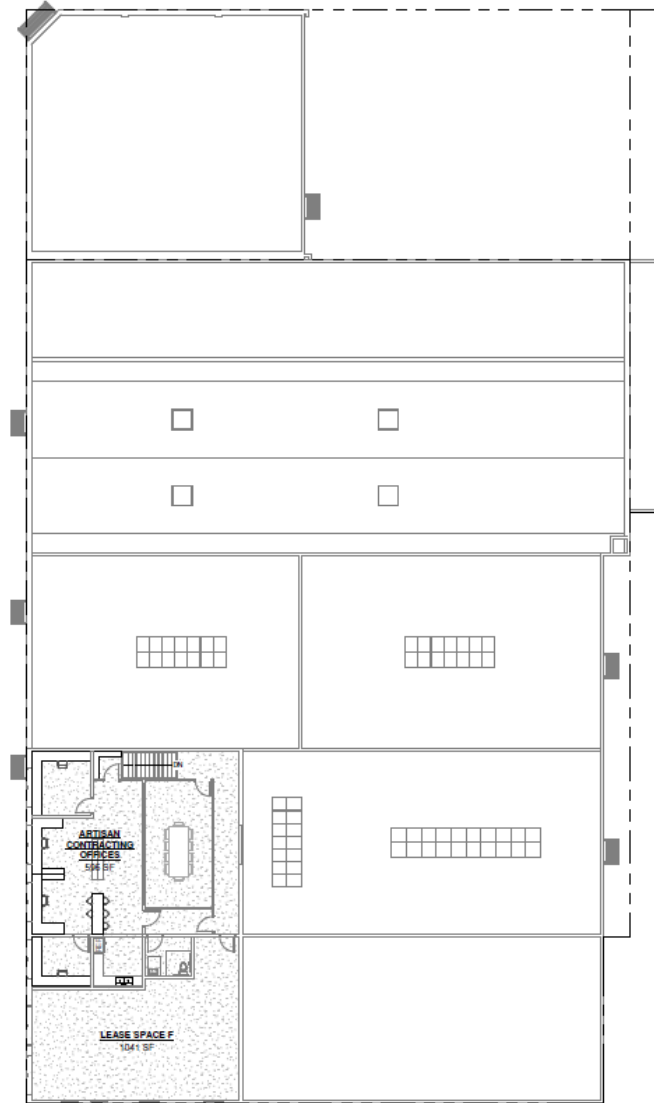


S – Yates St

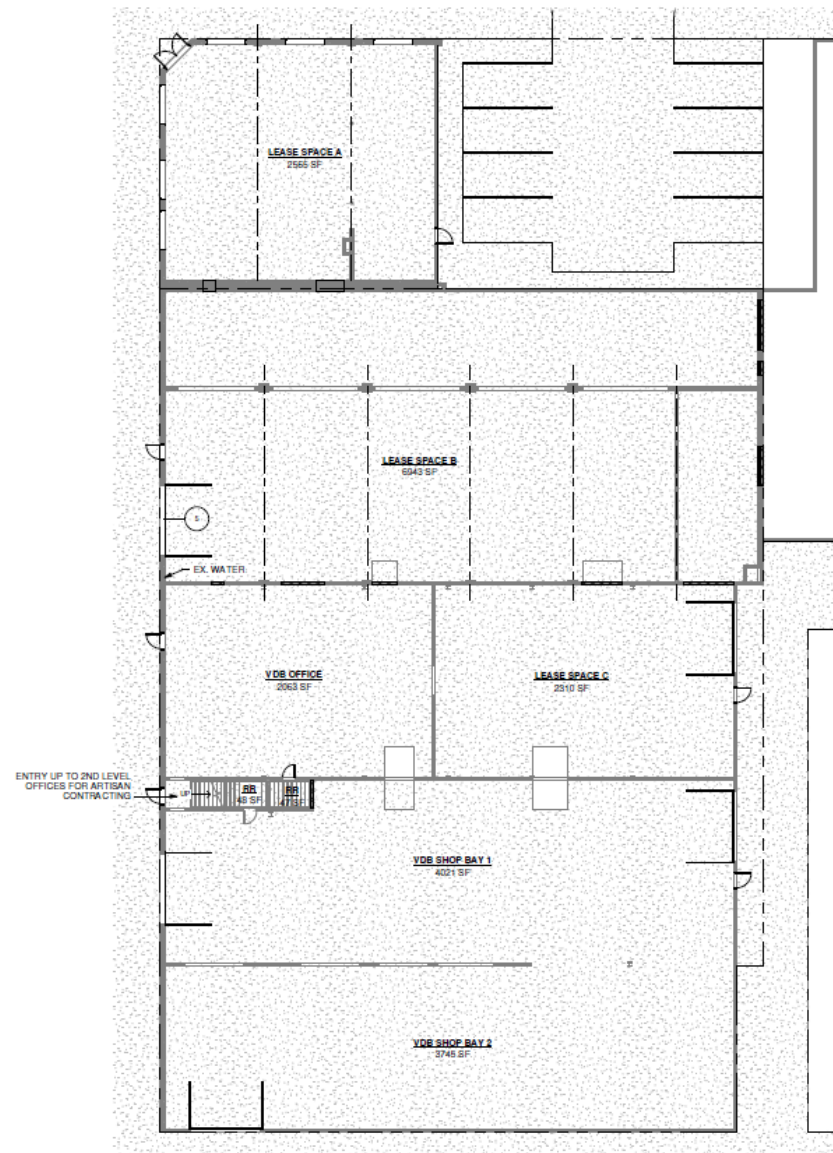


W – Interior

Proposed Floor Plans



2 SECOND FLOOR - OVERALL - PROPOSED
437 300-117



1 FIRST FLOOR - OVERALL - PROPOSED
437 300-117



Proposal

- To permit redevelopment of building and site with current split zoning
- Overall development site 0.63 acres
- Rezoning not required for existing B4
- Split zoning likely result of alley being used as historic zoning dividing line
- Extended through parcels and buildings regardless of actual use



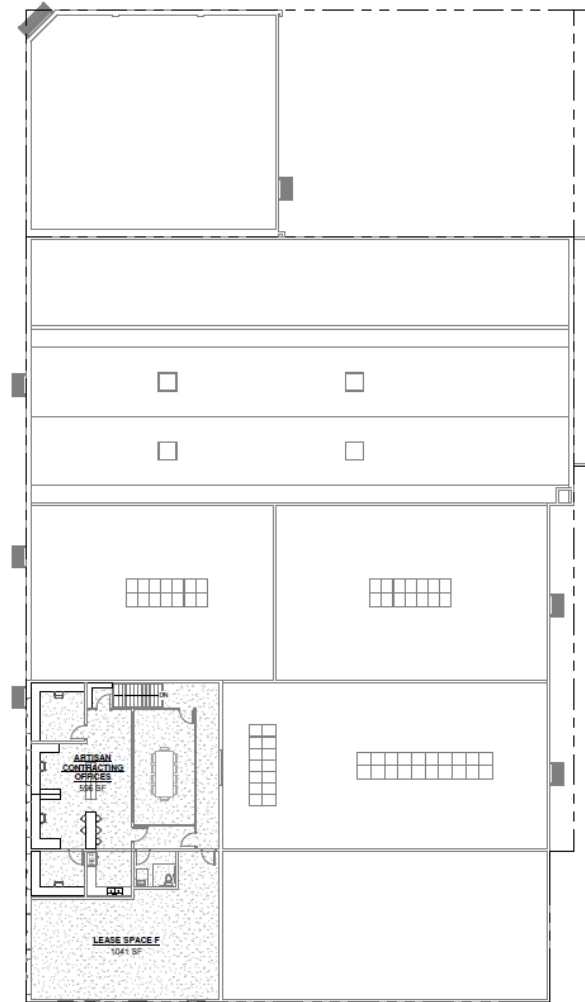
Proposal

- Specific Use: “Trade services, general”
- Use Category: Industrial service
- By-right in B4

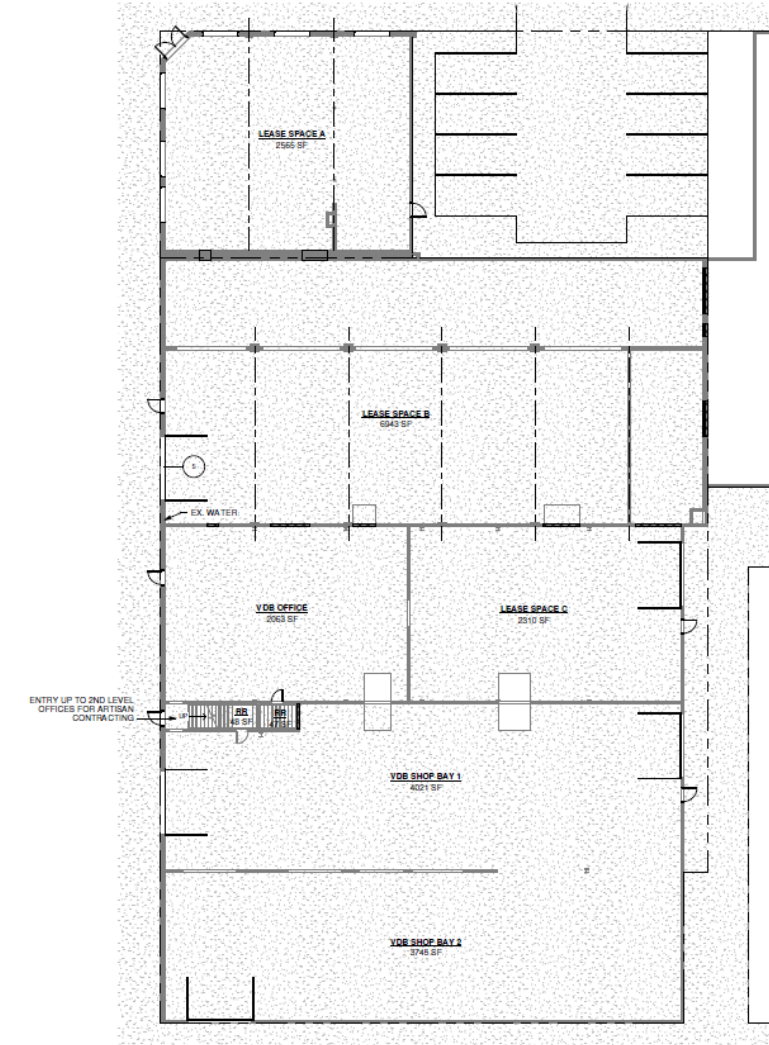
- Offices or shops for contractors
- Includes cabinet-making, carpenter, furniture repair or upholstery
- B4 also permits offices, retail sales, and personal service

Trade services, general:

- Prohibits outdoor storage
- No B4-specific restrictions (B2, SD1/2)



2 SECOND FLOOR - OVERALL - PROPOSED
ADP 11/17



1 FIRST FLOOR - OVERALL - PROPOSED
ADP 11/17

Planning Considerations

Master Plan Consistency

- Designated Low Density Residential (RL)
- Typically areas with single-family homes

P&DD – Generally consistent as:

- Small size of site
- Proposal is similar to historic use
- Not anticipated to change overall character

Neighborhood Input

- Applicant has contacted 4 neighbors
- No community meetings have occurred yet
- Applicant is working with Dept. of Neighborhoods to schedule for Oct.
 - Pingree Park Association
 - Canfield Consortium
 - MACC Development