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**TO:** City Planning Commission

**FROM:** Timarie Szwed, City Planner

**RE:** **The request of the Detroit City Planning Commission to rezone the property at 12600, 12610, 12620, 12630, and 12640 Southfield Road from an M3 (General Industrial) zoning classification to an M2 (Restricted Industrial) zoning classification, and to rezone the properties at 15850, 15848, 15701, 15721, 15775, 15847 Glendale Street, 12850, 12848, 12620, 12640, 12660, 12700, 12710, 12720, 12730, 12750 Mansfield Street, 12843, 12727, 12625 Greenfield Road, and 15750, 15800, 15900, 16000 Fullerton Street from an M4 (Intensive Industrial) zoning classification to an M2 zoning classification**

**DATE:** July 23, 2024

On July 25, 2024, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of the Detroit City Planning Commission to amend the 2019 Detroit City Code, Chapter 50, *Zoning*, Article XVII, Section 50-17-69 and Section 50-17-70, as follows:

**Zoning District Map No. 67:** to rezone 5 parcels generally bounded by Glendale Street to the north, Memorial Street to the east, Fullerton Street to the south, and Southfield Freeway to the west, from an M3 zoning classification to an M2 zoning classification – *12600, 12610, 12620, 12630, and 12640 Southfield Road* – and 23 parcels bounded by W. Davison Street to the north, Greenfield Road to the east, Fullerton Street to the south, and Mansfield Street to the west, from an M4 zoning classification to a M2 zoning classification – *15850, 15848, 15701, 15721, 15775, 15847 Glendale, 12850, 12848, 12620, 12640, 12660, 12700, 12710, 12720, 12730, 12750 Mansfield Street, 12843, 12727, 12625 Greenfield Road, and 15750, 15800, 15900, 16000 Fullerton Street.*

**Zoning District Map No. 68:** to rezone 5 parcels, or portions of parcels, generally bounded by Tyler Street to the north, Whitcomb Street to the east, Fullerton Street to the south, and Greenfield Road to the west from an M4 zoning classification to a M2 zoning classification – *12874, 12700, 12680, 12600 Greenfield Road and 15200 Fullerton Street.*

In a memo dated April 24, 2024, City Council President Pro Tem James Tate requested the CPC explore downzoning the subject areas. CPC staff researched this request, and the map amendments are now being proposed, in order to bring the subject parcels into conformance with the City's

Master Plan of Policies and to protect the health, welfare and safety of the surrounding community by reducing intensity of uses that are currently permitted.

### BACKGROUND AND REQUEST

The subject properties are generally within or adjacent to the area covered by the Schoolcraft Improvement Association (SIA), a community organization in City Council District 1. The general boundaries of the proposed rezonings are shown on the zoning maps below.

***Fullerton and Southfield Road:*** The subject parcels are generally bounded by Glendale Street to the north, Memorial Street to the east, Fullerton Street to the south, and Southfield Freeway to the west, as indicated on the map below.



**Greenfield Road and Fullerton:** The subject parcels on the west side of Greenfield Road are generally bounded by W. Davison Street and Tyler Street to the north, Whitcomb Street to the east, Fullerton Street to the south, and Mansfield Street to the west, as indicated on the map below.



Uses in the subject areas vary in intensity, from light to very high impact. Based on preliminary findings by CPC staff, businesses currently operating in the subject areas appear to include:

- Concrete crushing
- Carbonic gas storage
- Carbonic ice storage
- Light duty vehicle repair
- Light duty vehicle service
- Storage & sales of used cars
- De-manufacturing of home appliances
- Manufacture of various automotive oils and fluids
- Junkyard
- Used auto parts sales
- Used auto sales
- Secondhand store
- Truck repair garage

CPC staff is in the process of gathering detailed permit information for all of the current uses within the subject areas.

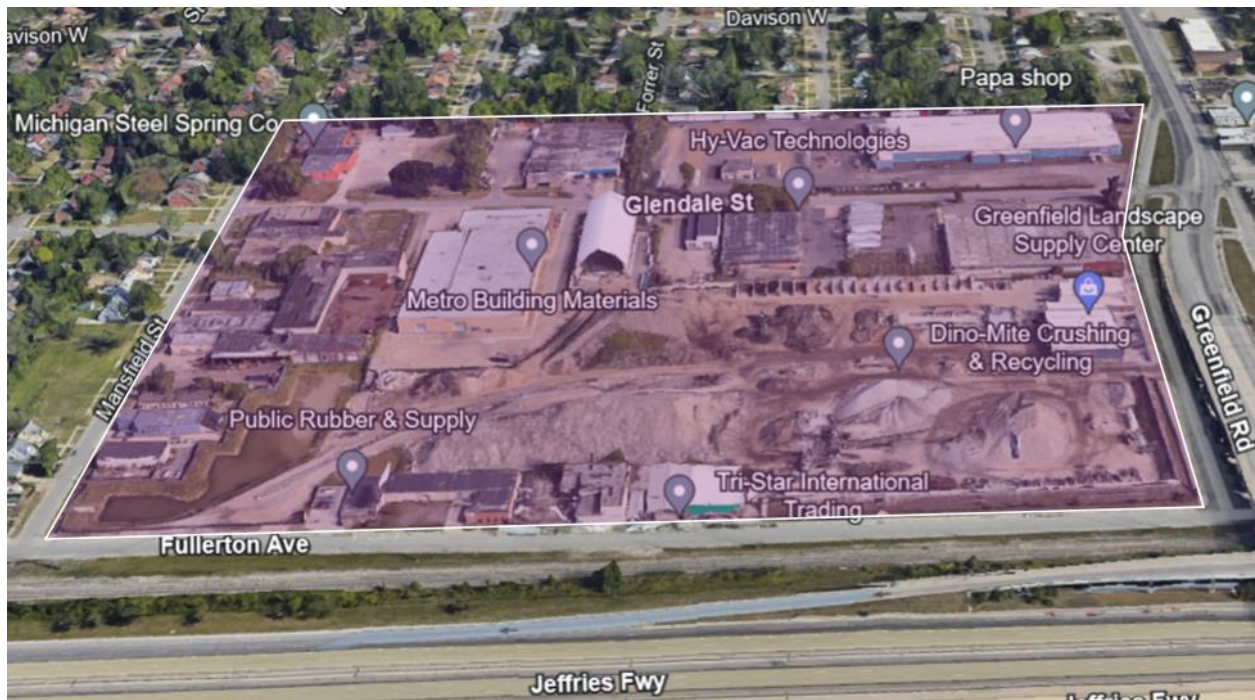
The following shows images of the subject areas.



*Below is the intersection of Fullerton Street and Southfield Road with subject parcels indicated by orange shading.*



*Below is the northwest corner of Fullerton Street and Greenfield Road with subject parcels indicated by purple shading.*



*Below is the northeast corner of Fullerton Street and Greenfield Road, subject parcels indicated by blue shading.*



## **PLANNING CONSIDERATIONS**

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

The zoning classifications and land uses surrounding the subject area at Fullerton Street and Southfield Freeway are as follows:

- North: M2 and R1; developed with single-family residential and religious institution
- East: PD; developed with multi-family dwelling units
- South: Freeway, not zoned
- West: Freeway, not zoned

The zoning classifications and land uses surrounding the subject area at Fullerton Street and Greenfield Road are as follows:

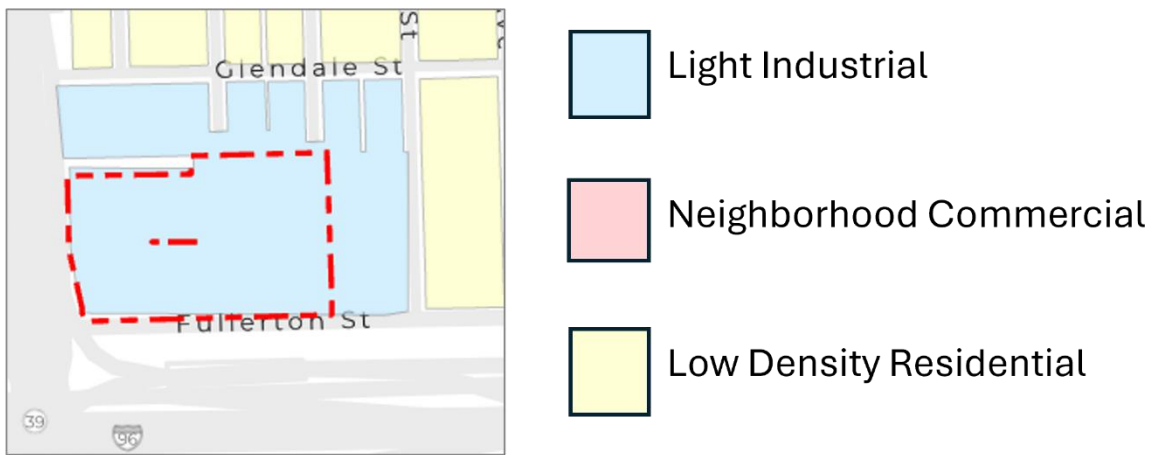
- North: R1 and B4; developed with single-family residential, religious institution and commercial
- East: M2; developed with industrial uses
- South: Freeway, not zoned
- West: R1, R2 and B1; occupied and vacant single-family dwellings, vacant residential and commercial land



As indicated on the above zoning maps, most parcels surrounding the subject areas are zoned residential, with commercial zoning along Greenfield Road. The majority of the residential parcels are developed and appear occupied. During site visits, CPC staff observed that vacant commercially zoned parcels surrounding the subject area are often being utilized for semi-truck parking.

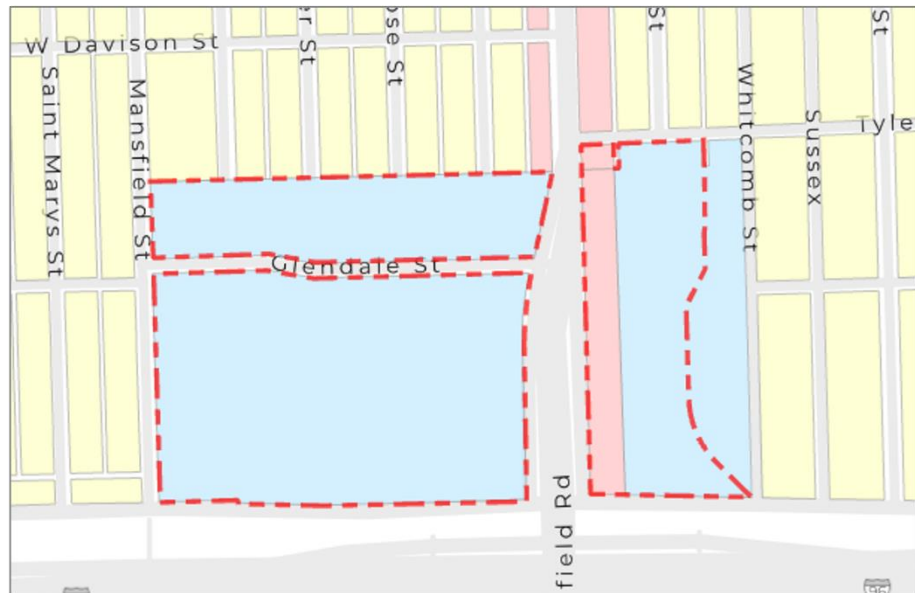
**Master Plan Consistency**

The current Master Plan Future Land Use map shows the subject areas as Light Industrial and Neighborhood Commercial as indicated on the map below, with the surrounding area showing Low Density Residential. CPC staff is awaiting the Planning and Development Department’s (P&DD) analysis of the consistency of this proposal to the City’s Master Plan.



*Above: Fullerton St. and Southfield Fwy, FLU map*

*Right: Fullerton St. and Greenfield Rd. FLU map*



### ***Community Input***

On June 20, 2024, the Schoolcraft Improvement Association held an evening community meeting. CPC Staff spoke on the rezoning during the meeting and addressed resident's questions and concerns. Also in attendance was Council President Pro Tem James Tate, as well as other elected officials and local business owners. Residents overwhelmingly showed strong support for the proposed rezoning, indicating their desire to reduce the intensity of industrial uses surrounding their homes.

Council President Pro Tem Tate's staff has had additional engagement with the community, also indicating that they have received strong positive feedback from residents. Council President Pro Tem Tate and his staff and CPC staff plan to conduct further outreach, which will include engagement with the impacted business owners. As a result, the Planning Commissioners may wish to have a continued CPC hearing for this request at its next meeting in September 2024.

Attachment: Public hearing notice

cc: Antoine Bryant, P&DD  
Karen Gage, P&DD  
Greg Moots, P&DD  
David Bell, Director, BSEED  
James Foster, BSEED