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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 (RECOMMEND APPROVAL)**

DATE: September 5, 2024

On July 25, 2024, the City Planning Commission (CPC) held a public hearing that was continued to September 5, 2024 on the initiative 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 St. to the north, Memorial St. to the east, Fullerton St. to the south, and Southfield Fwy. to the west, from a M3 (General Industrial) zoning classification to a M2 (Restricted Industrial) zoning classification – *12600, 12610, 12620, 12630, and 12640 Southfield* – and 23 parcels bounded by W. Davison St. to the north, Greenfield Rd. to the east, Fullerton St. to the south, and Mansfield St. to the west, from a M4 (Intensive Industrial) zoning classification to a M2 (Restricted Industrial) zoning classification – *15850, 15848, 15701, 15721, 15775, 15847 Glendale, 12850, 12848, 12620, 12640, 12660, 12700, 12710, 12720, 12730, 12750 Mansfield, 12843, 12727, 12625 Greenfield, and 15750, 15800, 15900, 16000 Fullerton.*

Zoning District Map No. 68: to rezone 5 parcels, or portions of parcels, generally bounded by Tyler St. to the north, Whitcomb St. to the east, Fullerton St. to the south, and Greenfield Rd. to the west from a M4 (Intensive Industrial) zoning classification to a M2 (Restricted

Industrial) zoning classification – 12874, 12700, 12680, 12600 Greenfield and 15200 Fullerton.

STAFF RECOMMENDATION

Based on the CPC staff report dated July 23, 2024, review of the provided Master Plan Interpretation and consistent with the Zoning Ordinance Approval Criteria (see below) as well as the proceedings of the September 5th continued public hearing CPC staff *recommends approval* of the proposed rezoning.

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 analysis.

- *Whether the proposed amendment will protect the health, safety, and general welfare of the public.* Approval of the proposed zoning map amendment will protect the health, safety, and general welfare of the public, by reducing the intensity of uses that are permitted in the area.
- *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, but on the contrary the proposed rezoning could potentially have positive impacts on the natural environment by reducing the intensity of uses permitted in the area.
- *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 of the neighborhood is anticipated to be improved.

Master Plan Consistency

The proposed rezoning site is designated as Light Industrial (IL) in the current Master Plan. The Planning and Development Department provided a Master Plan Interpretation, stating that the rezoning is *consistent* with the Master Plan.

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