

City of Detroit

CITY PLANNING COMMISSION

208 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director
Christopher Gulock, AICP
Deputy Director

Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwendolyn A. Lewis, MBA
Frederick E. Russell, Jr.
Rachel M. Udabe

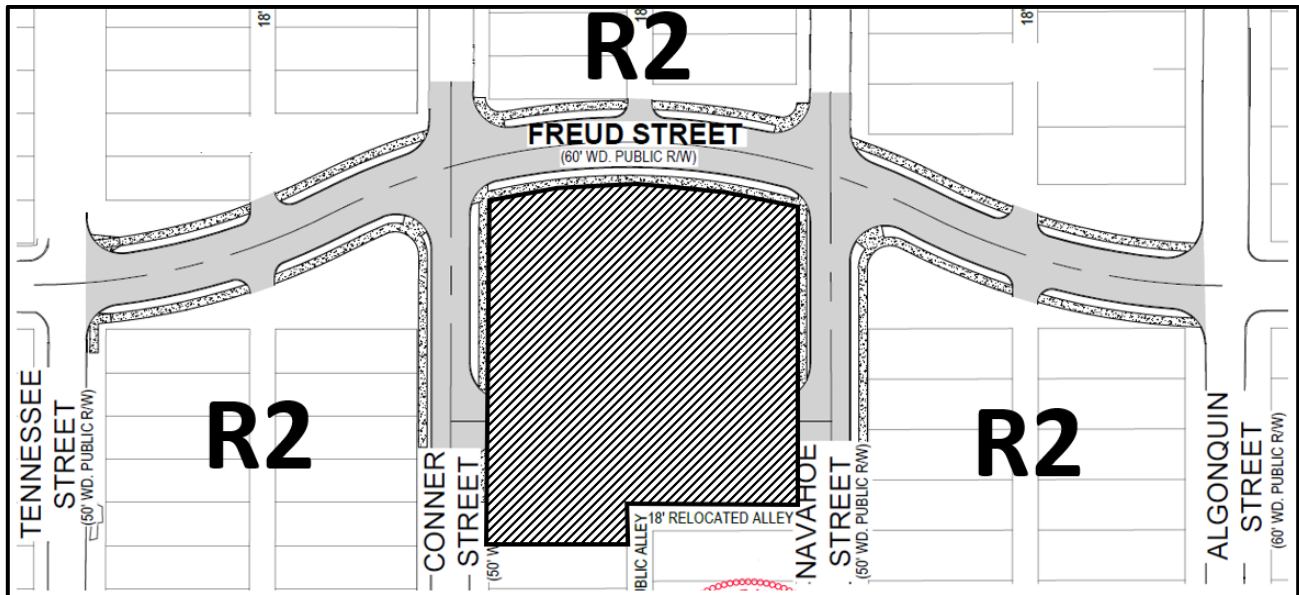
TO: City Planning Commission

FROM: Eric Fazzini, Staff

RE: Request of the Great Lakes Water Authority (GLWA) to rezone land located at 700 Conner Street, 692 Conner Street, 686 Conner Street, 682 Conner Street, 678 Conner Street, 672 Conner Street, 703 Navahoe Street, 693 Navahoe Street, 687 Navahoe Street, 681 Navahoe Street, 675 Navahoe Street, and the adjacent vacated Freud Street and public alleys located between Conner Street and Navahoe Street, from the current R2 (Two-Family Residential District) zoning classification to a R5 (Medium Density Residential District) or PD (Planned Development District) zoning classification. **(PUBLIC HEARING)**

DATE: November 20, 2024

The City Planning Commission (CPC) has received the request of GLWA for a zoning map amendment in the Jefferson Chalmers community. On November 21, 2024, the Commission will hold a 5:15 p.m. public hearing on the subject zoning map amendment (rezoning) request. Below is a map indicating the area proposed to be rezoned.



Hatched area is proposed to be rezoned from R2 to R5 or PD

BACKGROUND AND PROPOSAL

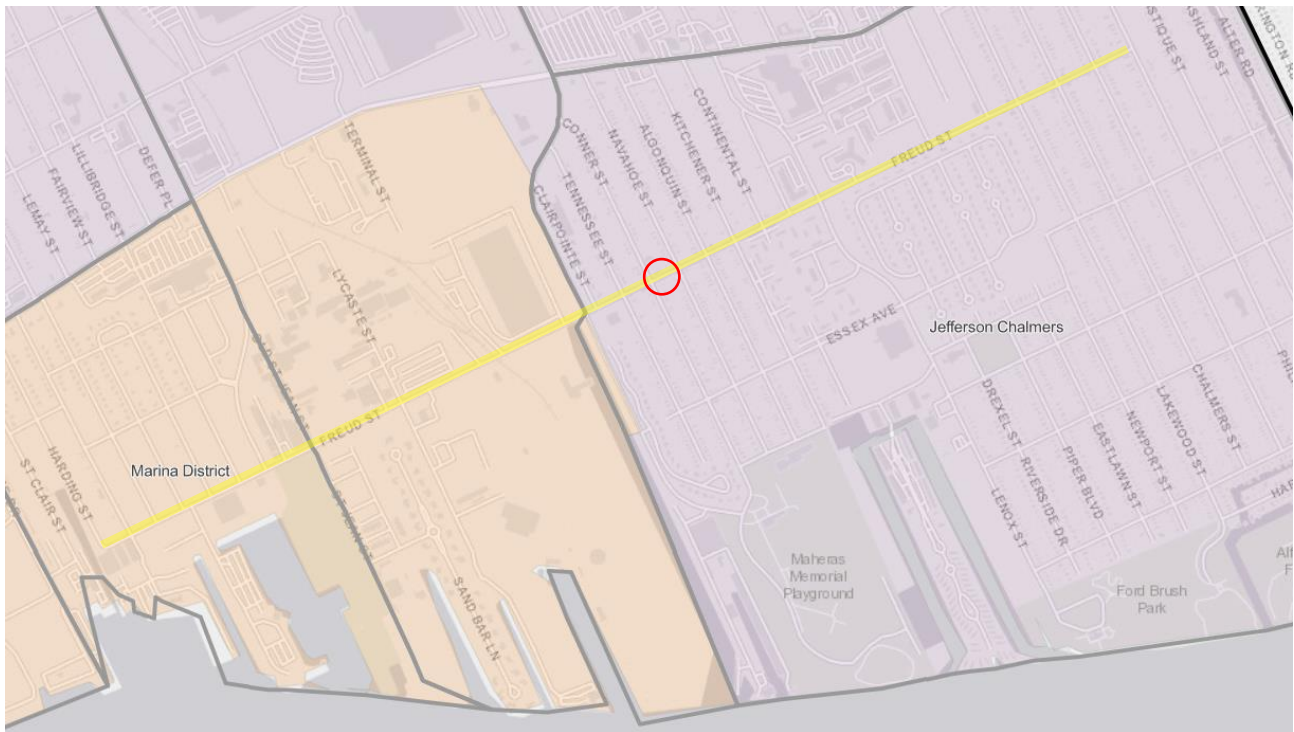
Request

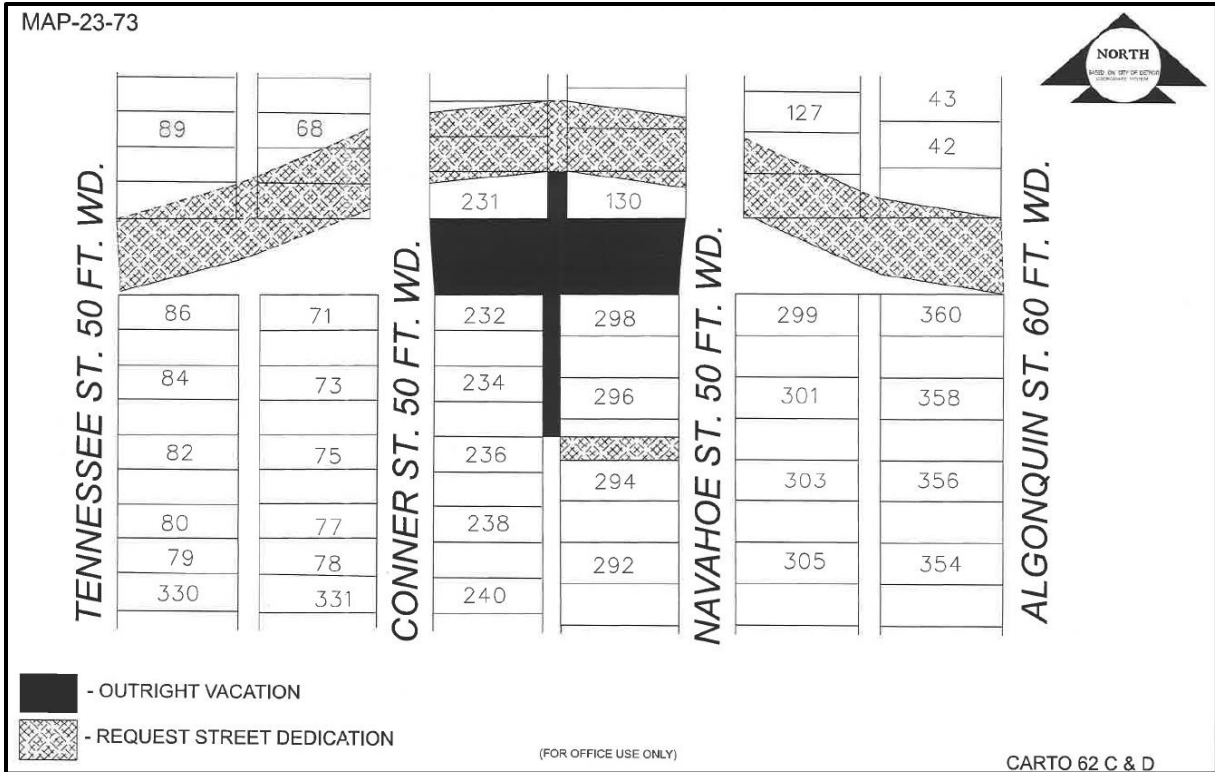
GLWA has requested the rezoning of private property and the recently vacated Freud Street and public alleys located between Conner Street and Navahoe Street from R2 to R5 to permit the development of a major utility pumping station. The existing R2 district does not allow for this use. The R5 zoning classification is the first zoning district that allows major utility pumping stations (as a Conditional Use). If R5 zoning is approved, Conditional Use approval would be a subsequent required approval prior to permitting, that would include site plan review and the opportunity to add conditions of approval through BSEED and a required public hearing.

The public hearing notice for this rezoning includes PD Planned Development zoning as an option for consideration instead of R5. Staff is not necessarily recommending this, just providing this option given the proposal and Jefferson Chalmers formerly being within an Urban Renewal Area where PD was a specified option.

Rerouted Freud Street

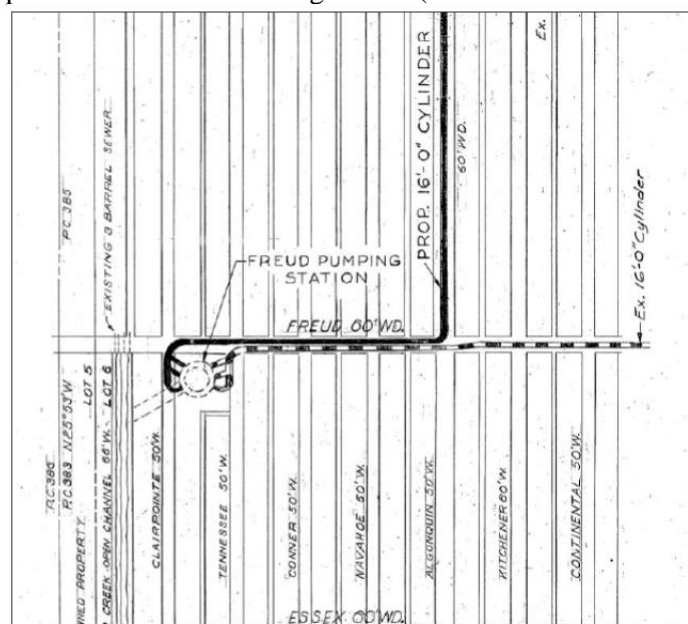
This past July, City Council approved a GLWA petition to vacate a portion of the existing Freud Street and adjacent public alleys in the location of the proposed sanitary pump station. This approval also included dedicating land to reroute Freud Street to bend to the north of its present route. Freud Street is a major east-west thoroughfare that traverses three neighborhoods to the south of East Jefferson Avenue: Jefferson Chalmers, Conner Creek Industrial, and the Marina District. The map on the following page generally indicates the portion of Freud Street and public alleys that were vacated in black, and the rerouted Freud Street as hatched. Construction on the rerouted Freud Street has not yet begun and Freud Street and surrounding streets are open accessible in its existing location. Utility work is underway as can be seen in the attached photos from November 20.





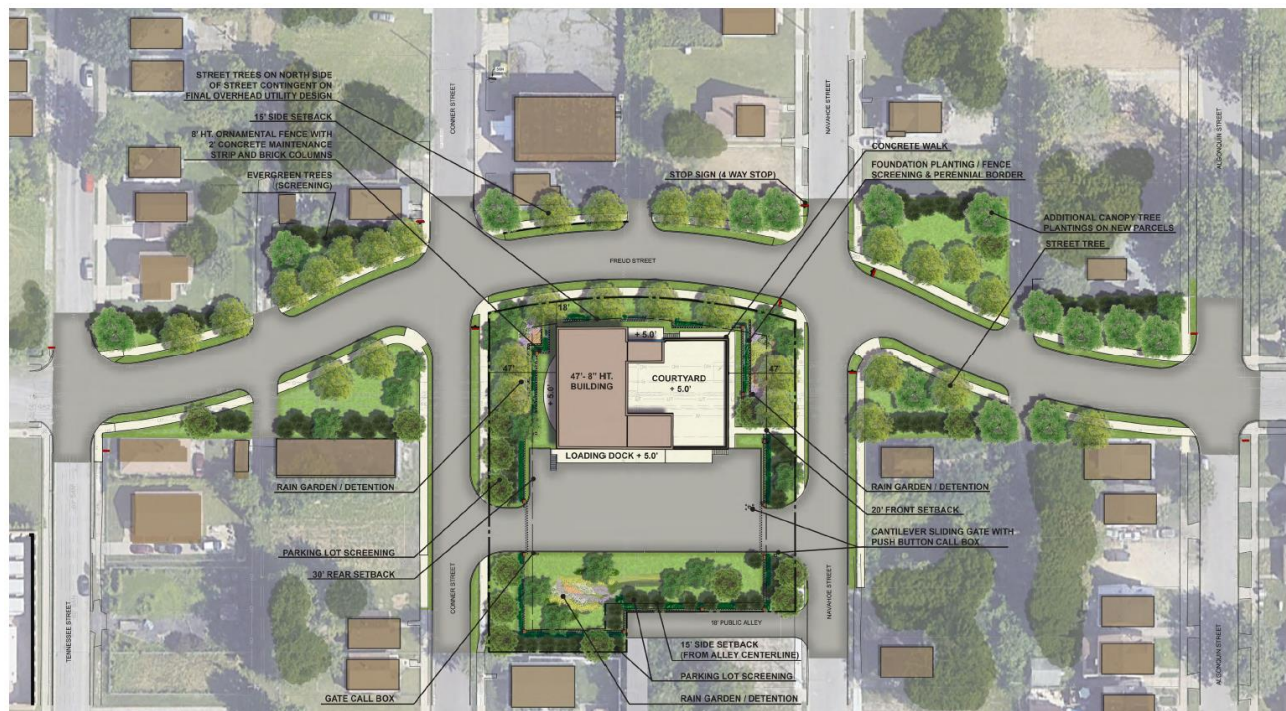
Proposed Development

The proposed development includes the construction of a new Isolation Shaft over two existing parallel east-west relief sewers located below the existing Freud Street: the 16-foot diameter Ashland Relief Sewer and 16-foot diameter Fox Creek Relief Sewer. The proposed Isolation Shaft would be 80 feet deep and would allow GLWA to access and block these two sewers that flow to the Freud Pump Station currently in operation at 12300 Freud Street (see Freud St photo), one block to the west of the proposed pump station. The existing Freud Pump Station (zoned R2) was constructed for the City’s Department of Public Works in 1954 and manages both sanitary and storm water flows. GLWA desires the ability to block flow to the existing Freud Pump Station during dry weather so the wet well can be drained, inspected and better maintained given its age. The proposed shaft would also include a wet well with four submersible pumps that would pump dry weather flow (up to 30 million gallons per day) through a new main on Navahoe Street to the Detroit River Interceptor. Attached is an overview presentation of the existing station (historic relief sewer map below).



Below is an image of the proposed site plan that is provided as an attachment, along with landscape plans for the site and greater area. A 48-foot-tall building is proposed oriented to the west facing Conner Street and Freud Street eastbound traffic. The building would house stop logs, electrical equipment, controls, and a crane system to move the stop logs and submersible pumps. On the east side of the building would be a courtyard to completely enclose two gate actuators, a transformer, and emergency generator. The main floor elevation of the building would be above the 500-year flood elevation (Jefferson Chalmers is within the 100-year Floodplain).

Additional site improvements include a loading dock and secured parking lot to the south of the building. An 8-foot ornamental fence with 2-foot concrete maintenance strip and brick columns is proposed around the perimeter of the building. Rain gardens/detention and landscape screening are proposed on the outside of the fence. Sidewalks, street trees, and other improvements are shown that are outside of the rezoning area to add landscaping and green space as part of the rerouted Freud Street project, it is unclear if GLWA, or the City, will be responsible for installing these improvements that are outside of the rezoning area and pump station site. Additional information on the working building design is provided below under Community Feedback.



Zoning District Descriptions

Below are the Zoning Ordinance descriptions for the applicable zoning districts.

R2 Two-Family Residential District (Current)

The R2 Two-Family Residential District is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

R5 Medium Density Residential District (Proposed)

This R5 Medium Density Residential District is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

PD Planned Development District (Proposed)

The PD Planned Development District will permit planned developments throughout the City that shall be substantially in accordance with the goals and objectives of the Master Plan. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Uses

North (across rerouted Freud St):	R2 – Single-family home, New Love Temple church, vacant lots
East (across Navahoe St):	R2 – Mix of vacant lots and single-family
South:	R2 – Single-family home (west), vacant lot (east)
West (across Conner St):	R2 – Former party store, vacant lots, single-family

Master Plan Consistency

The Planning and Development Department’s (P&DD) findings for Master Plan consistency are in progress and will be provided to CPC once available.

Rezoning Approval Criteria

Recommendations and decisions on rezonings shall be based on consideration of the following criteria. Staff will provide comments and preliminary findings regarding each at a future CPC meeting. Additional required criteria and findings will be provided should there be a desire to pursue PD zoning.

- 1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact.
- 2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of the zoning code.
- 3) Whether the proposed amendment will protect the health, safety, and general welfare of the public.
- 4) Whether the city and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development.
- 5) 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.
- 6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.
- 7) The suitability of the subject property for the existing zoning classification and proposed zoning classification.
- 8) Whether the proposed rezoning will create and illegal “spot zone.”

COMMUNITY FEEDBACK

As a part of the Freud Street reroute request (approved by City Council in July 2024), GLWA has been in contact with Jefferson Chalmers community organization, block clubs, and adjacent property owners regarding the reroute of Freud Street caused by the proposed pumping station. Below is a summary of official city meetings and informal community meetings that GLWA has led or participated in. The most recent event was hosted by East Lake Baptist Church and was well attended with GLWA sending mailers to 1,296 residents within a half mile of the site. CPC staff have attended many of the meetings that occurred in 2024. Immanuel Grace A.M.E. Church and the Jefferson Chalmers Water Project, lead by Jay Juergensen, are active organizers in the Jefferson Chalmers neighborhood. The Jefferson Chalmers Water Project has submitted two letters to CPC along with a May letter from the Great Lakes Environmental Law Center regarding the vacation petition.

The City Planning Commission (CPC) has received a request from

Date	Description
05/25/22	Great Lakes Water Authority Meeting and Public Hearing (SRF Project Plan)
03/19/24	Department of Neighborhoods District 4 Meeting
04/09/24	Freud Pump Station Improvements Project Community Engagement Event at the Immanuel Grace A.M.E. Church
05/06/24	Detroit City Council Public Health and Safety Standing Committee Meeting
05/20/24	Detroit City Council Public Health and Safety Standing Committee Meeting
05/20/24	District 4 Monthly Meeting
06/26/24	Community Engagement & Design Review Event at East Lake Baptist Church
07/01/24	Detroit City Council Public Health and Safety Standing Committee Meeting
07/02/24	Detroit City Council Formal Session
07/31/24	Community Engagement Event at East Lake Baptist Church

Proposed Building Design

GLWA has been in discussion with CPC staff and P&DD regarding the design of the building. Additionally, as a part of the continued discussion with the community, GLWA has scheduled a community event for December 11, 2024, that staff plans to attend. One focus of the proposal has been the design of the proposed building. This has been discussed as it relates to nearby residents, including the resident immediately to the south of the site at 662 Conner Street (678 Conner Street is vacant and planned for demolition- see Conner Street photo attached). Additionally, with Freud Street proposed to bend to the north to accommodate the pump station, the building’s proposed location over the parallel relief sewers under the current route of Freud Street would give it a more prominent appearance from the west and east down Freud Street than the existing Freud Street Pump Station located to the south of Freud Street and that is the terminus of the two relief sewers. A significant amount of landscaping has been proposed for the rerouted Freud Street that should help improve the appearance of the corridor and pump station site. Attached are architectural renderings of the original building design and an updated design that was presented at East Lake Baptist Church. GLWA has stated that they will continue to interact with the community through this year and next to determine what they would prefer for the aesthetics of the building in order to create an acceptable design for the community and city.

CONCLUSION

Staff will provide a recommendation incorporating the results of the public hearing at a future CPC meeting.

- Attachments:
- Freud Pump Station Overview
 - Survey with Improvements
 - Proposed Site Plan
 - Landscape Plan - Overall
 - Landscape Plan - Enlarged
 - Original Building Design - View from NE
 - Original Building Design - View from NW
 - Original Building Design - View from W
 - Revised Building Design - East Lake July Meeting
 - Photo - Freud St looking east from Conner St
 - Photo - Freud St & Navahoe St looking NW
 - Photo - Conner St homes adjacent to south
 - JC Water Project letters

- cc:
- Antoine Bryant, Director, P&DD
 - Greg Moots, P&DD
 - David Bell, Director, BSEED
 - James Foster, BSEED
 - Conrad L. Mallett, Corporation Counsel

Bruce Goldman, Law
Office of Latisha Johnson, City Council Member, District 4