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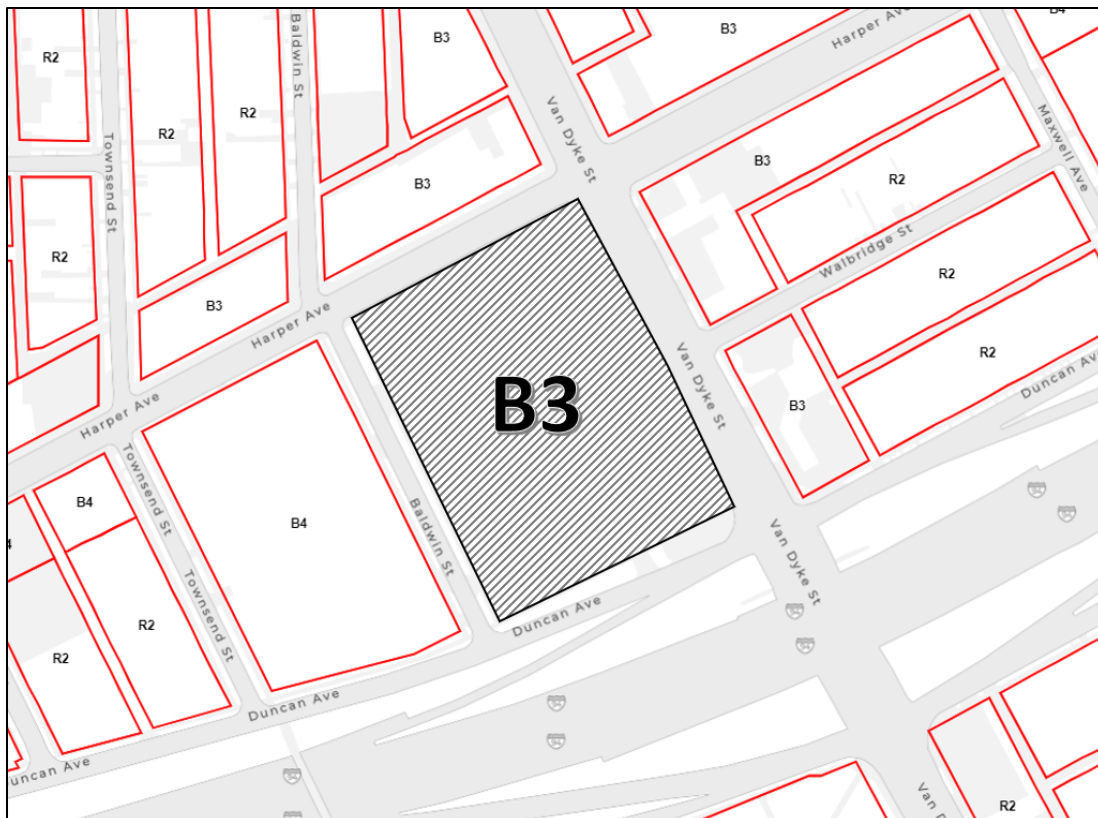
TO: City Planning Commission

FROM: Eric Fazzini, Staff
Christopher Gulock, Staff

RE: Request of petitioner Anthony Watts and the City of Detroit City Planning Commission to rezone land generally bounded by Harper Avenue, Van Dyke Avenue, East Edsel Ford Service Drive, and Baldwin Avenue, from the current B3 (Shopping District) zoning classification to a B4 (General Business District) zoning classification. **(PUBLIC HEARING)**

DATE: March 5, 2024

On March 7, 2024, the City Planning Commission (CPC) 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 from B3 to B4.



BACKGROUND AND PROPOSAL

Proposed Development

The City Planning Commission (CPC) has received a request from Anthony Watts to rezone the approximate west half of this block from B3 to B4 to permit a motor vehicle washing and detail shop, barber shop, and beauty shop. The CPC has joined in this request as a co-petitioner to add the east half of this block to the request such that a larger area can be considered for B4 zoning. No improvements are proposed to the east half of this block.

Proposed site improvements (west half of block only) included the following:

- Demolition of building and surface improvements at 7700 Harper Ave.
- Remove existing surface improvements at former MPD lot (7844 E Edsel Ford)
- Construction of a two-story building (15,144 sf footprint) and related site improvements
- Building first floor plan: 4-bay hand washing, 12-bay auto detailing shop, detail clean room, convenience store area, waiting area, restrooms, and mechanical rooms
- Building second floor plan: VIP room, barber shop and beauty shop with reception area, laundry room (not open to the public), and a mezzanine area

The proposed map amendment is being requested to permit the development of a motor vehicle washing and detail shop (car wash), among other retail uses. The below table summarizes zoning district permissibility for the proposed car wash use. The current B3 zoning district does not allow car washes. The proposed B4 zoning district allows car washes as a Conditional Use. Conditional Uses are allowed only where reviewed and approved by the Buildings, Safety Engineering, and Environmental Department (BSEED) subject to a public hearing and compliance with ZO approval criteria for conditional uses. The ZO permits motor vehicle detailing as an accessory use to approved car washes.

Sec. 50-12-71	Business			Industrial					Special	
Specific Land Use	B4	B5	B6	M1	M2	M3	M4	M5	PCA	TM
Motor vehicle washing and steam cleaning	C	C	R	R	R	R	R	R	C	R

R = By-Right Use

C = Conditional Use

Existing Conditions

The area subject to this rezoning request includes four existing buildings along the Harper Avenue and Van Dyke Avenue perimeter frontage. Of these four buildings, only one (Van Dyke Liquor-Lotto) is occupied by an existing business. The other three buildings are vacant commercial or industrial buildings. One existing building, 7700 Harper, would be demolished as part of the proposed development. Attached are photos of the existing buildings included in the request.

The majority of site improvements are proposed in the area of the large parking lot that occupies nearly two-thirds of the rezoning area outlined in the below image. This unused parking lot is a former Municipal Parking Department commuter parking lot that is still owned by the city. The applicant has a signed purchase agreement with the city that includes this city owned parking lot and three additional city-owned sites with frontage on Harper Avenue.



Zoning District Descriptions

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

B3 Shopping District (Current)

The B3 Shopping District provides for a range of convenience and comparison shopping goods stores, which are generally grouped into neighborhood and community shopping centers, depending on the size of the area so mapped. Uses permitted are inclusive enough to allow for the provision of a broad range of goods and services for the consumer, and to allow for as much freedom and healthy competition in the commercial real estate market and commercial activities as is commensurate with other community values (Sec. 50-9-71).

B4 General Business District (Proposed)

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional (Sec. 50-9-101).

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Uses

- North (across Harper Ave.): B3 – Alkebu-lan Village and vacant commercial
- East (across Van Dyke Ave.): B3 – Amoco gas station, Mt. Sinai House of Prayer, BP gas station, and vacant land
- South: I-94 (not subject to zoning)
- West (across Baldwin Ave.): DTE Substation (rezoned from R2 to B4 in 2021)

Master Plan Consistency (P&DD)

The Planning and Development Department's findings regarding Master Plan Consistency will be provided prior to the next CPC meeting where this item will be considered.

Community Meeting

An in-person community meeting was held on February 3, 2024, at Alkebu-lan Village. The applicant has submitted minutes from this meeting, please see the Community Meeting attachment. Additionally, the applicant has attempted to contact surrounding property owners to discuss the project. The applicant has met with representatives of DTE, the property immediately to the west, and the owners of Van Dyke Liquor-Lotto (7760 Harper) within the boundary of the rezoning area.

Rezoning Approval Criteria

Recommendations and decisions on rezonings shall be based on consideration of the following criteria:

- 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."

CONCLUSION

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

Attachments: Community Meeting Minutes
6401 Van Dyke photo
7760 Harper photo
7738 Harper photo
7700 Harper Front photo
7700 Harper Rear photo
Site Plan
Building Plans

cc: Antoine Bryant, Director, P&DD
Greg Moots, P&DD
John Truong, HRD
Sarah Carlson, HRD
David Bell, Director, BSEED
Conrad L. Mallett, Corporation Counsel
Bruce Goldman, Law