

EASTERN MARKET

MKT Zoning



DONCast
July 18, 2022

WWW.DETROITMI.GOV/EASTERNMARKET



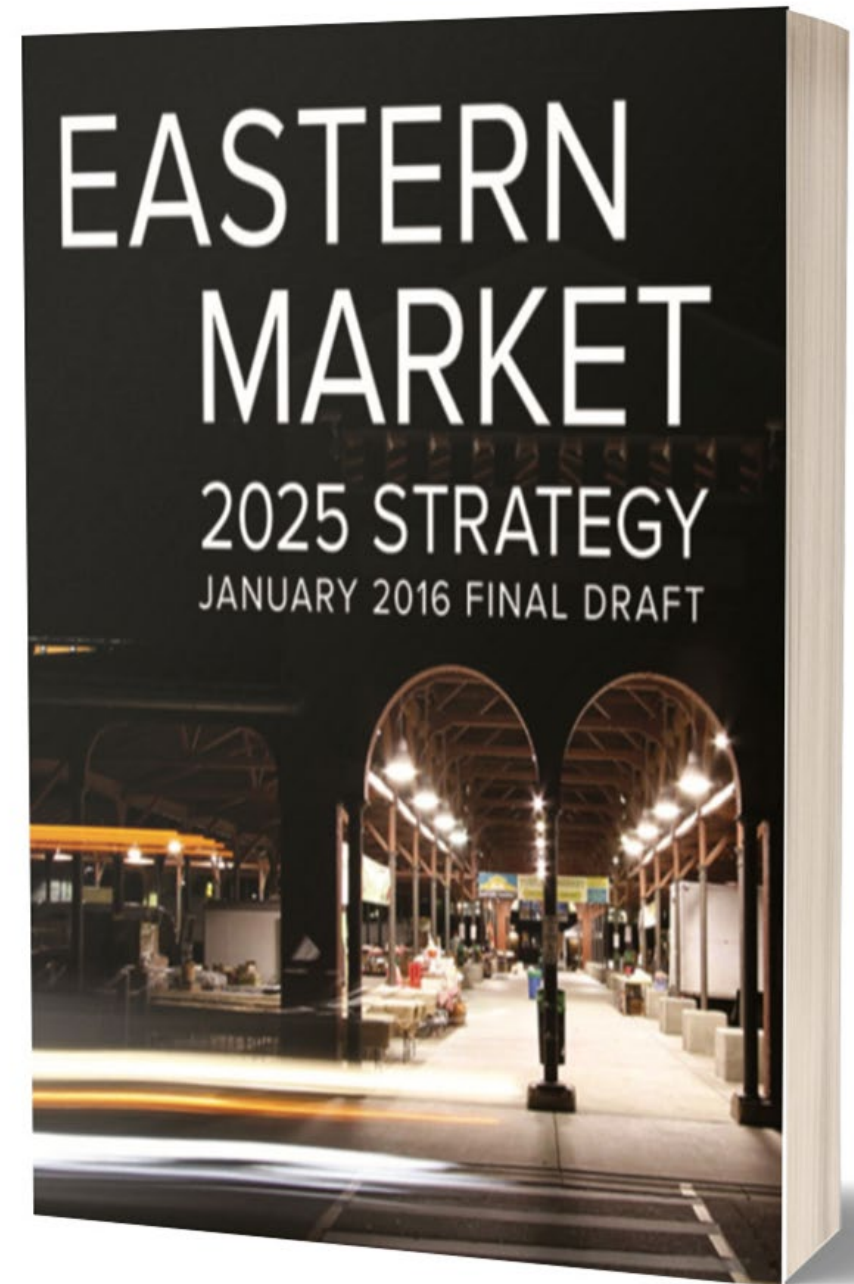
A REFRESHER...

THE BEGINNING - WHY THIS FRAMEWORK?

This neighborhood framework builds on the strategy put forward by the Eastern Market Partnership's 2025 Strategy for growth of food related business in Detroit.

Keeping and growing Eastern Market as a jobs center for all Detroiters.

Making Detroit the Great Lakes regional hub of the food industry.



Eastern Market

Where Small, Independent Businesses Start



Happier Detroit

Detroit's Gathering Place



Eastern Market District

Make No Mistake – Investment is Needed

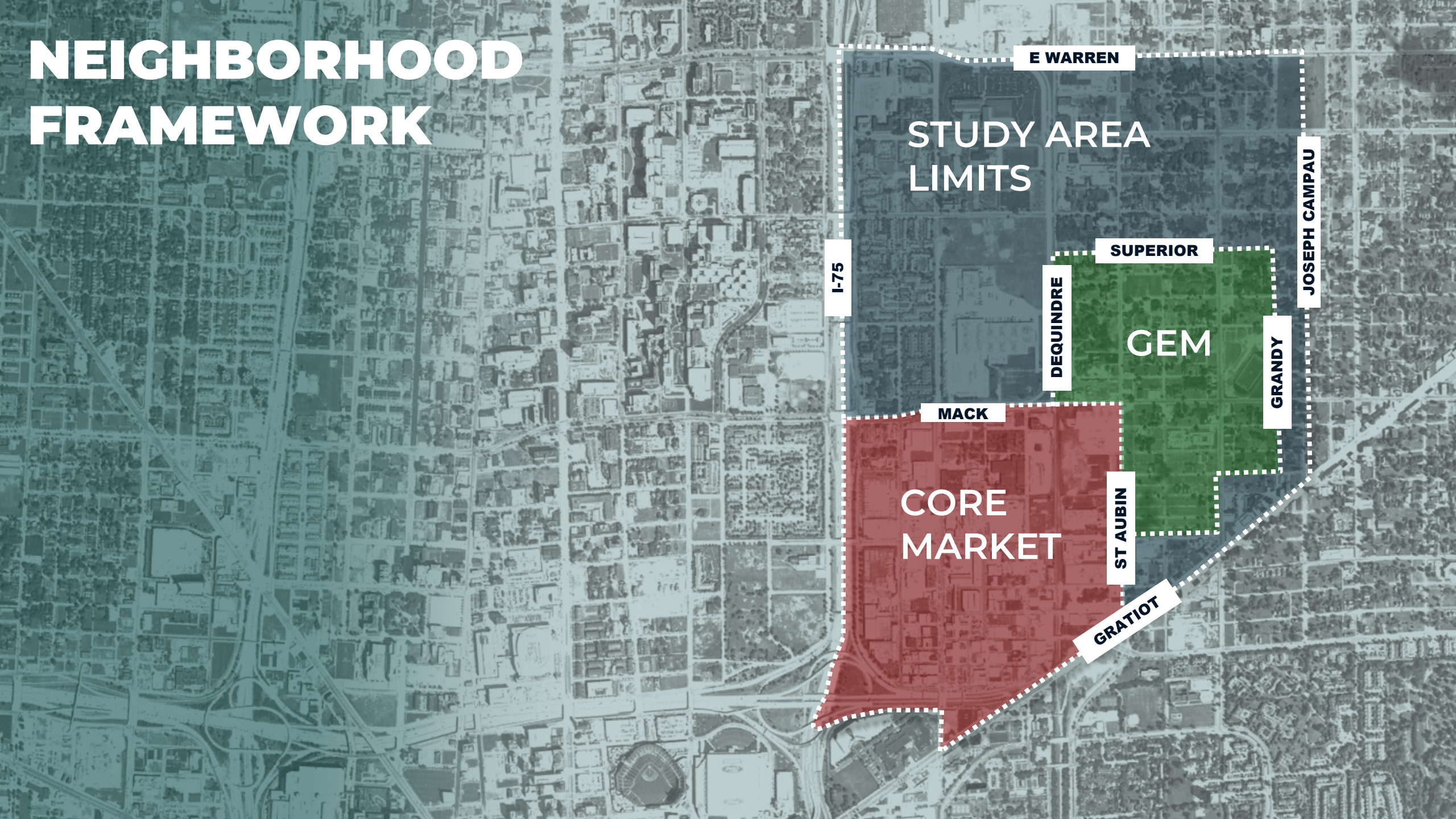


Eastern Market At The Crossroads

Fulton Street Market, Chicago 2020



NEIGHBORHOOD FRAMEWORK



E WARREN

STUDY AREA
LIMITS

I-75

SUPERIOR

DEQUINDRE

GEM

GRANDY

JOSEPH CAMPAU

MACK

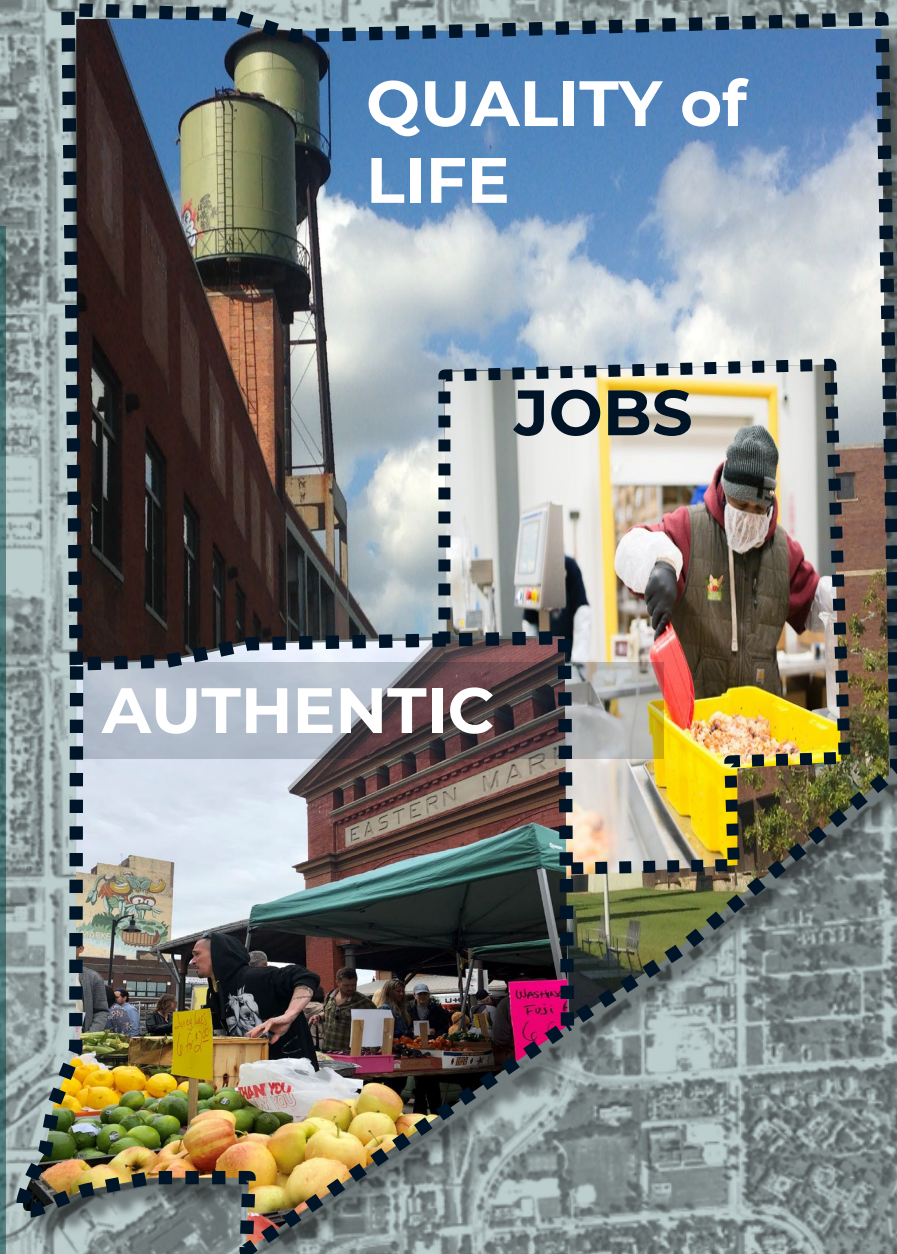
CORE
MARKET

ST AUBIN

GRATIOT

NEIGHBORHOOD FRAMEWORK

- The FRAMEWORK began in January 2018 and was completed in November 2019 to respond to the 2011 Food Safety Modernization Act
- ENGAGEMENT included 7 Roundtable Discussions (20-70 participants each); 5 Public Meetings (collectively over 700 in attendance). Numerous community stakeholder meetings as needed in various formats such as needed, neighborhood bike rides, and canvassing with businesses and neighbors
- THREE GOALS AND OBJECTIVES – JOBS For Detroiters, IMPROVE QUALITY OF LIFE, KEEP THE AUTHENTICITY AND FUNCTION of the Market



QUALITY of LIFE

JOBS

AUTHENTIC

THE FRAMEWORK

GEM – 20+ YEAR FULL BUILDOUT

Potential
to Create 1,500
Jobs over 20 Years



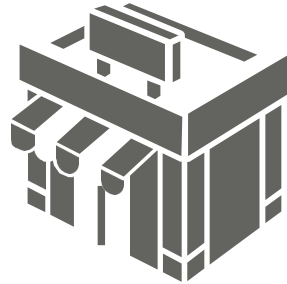
What is Zoning?

ZONING is how cities divide up land by zones to regulate the uses that can take place on a property



Residential

“R” ZONES



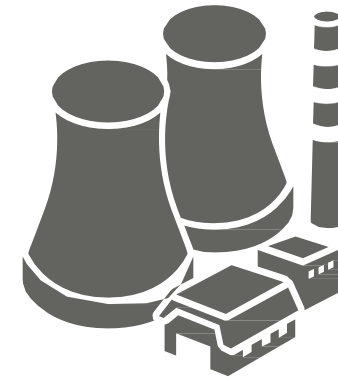
Retail

“B” ZONES



Business

“B” ZONES



Industrial

“M” ZONES

Cities use **ZONES** to designate a type and use of an area of land



On a Zoning Map a residential zone is listed here as R1, for example, this zone specifies a particular area of land where people will live and build their homes

.....MKT would be a new zone created just for the area of Eastern Market that we are here to discuss today

Use Category	Specific Land Use	Residential						Business						Industrial				
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5
Sec. 61-12-24. Hospital. (Ord. No. 11-05, §1, 5-28-05; Ord. No. 23-14, §1, 07-24-14)	Hospital or Hospice				C	R	R	R	R									

LAND USE PERMISSIBILITY TERMS



(R) By-right.



(C) Conditional.

Requires a Public Hearing



(BLANK) Prohibited.

Detroit Administration of Zoning

City Planning Commission (CPC)

- **Zoning text amendments**
- **Rezoning**

Buildings & Safety Engineering Environment Department (BSEED)

- **Conditional land use public hearings**
- **Permit review and approval**
- **Code enforcement**

Board of Zoning Appeals (BZA)

- **Dimensional variance zoning code appeals**
- **Non-conforming uses**
- **Hardship relief cases**

Planning & Development Department (P&DD)

- **Neighborhood plans and Master Plan**
- **Historic review**
- **Concept plan review**

WHY SHOULD I CARE? (How Zoning can **HELP** me)



Zoning regulates what is and is not permitted on land and it can:

- Preserve your area's unique character to achieve the community's vision for the future
- Delineates parks, recreational and open space
- Prevent incompatible uses in a neighborhood

- **ADJUSTMENTS OF INTENSITY AND DIMENSIONAL STANDARDS ARE ALLOWED UP TO 10% BY BSEED WITHOUT A PUBLIC HEARING**
- **VARIANCES OF DEVELOPMENT, INTENSITY, AND DIMENSIONAL STANDARDS GO TO THE BZA, WHICH TRIGGER A NOTICE FOR A PUBLIC HEARING.**

Proposed Zoning

OVER 50 ZONING ENGAGEMENT MEETINGS TO DATE

35+

Residential stakeholder Meetings

Grassroots, KBC, East Canfield, Farnsworth

13+

Business/ Developer Stakeholder Meetings

Core Market, GEM

2

Focus Group Meetings

Businesses/ Residents

1

Preliminary CPC Meeting

July 23, 2020

2

CPC Hearings

Nov 19, 2020
*Apr 15, 2021

3

Public Meetings

Aug 20, 2020
Nov 11, 2020
Mar 31, 2021

2819

GovDelivery Registrants

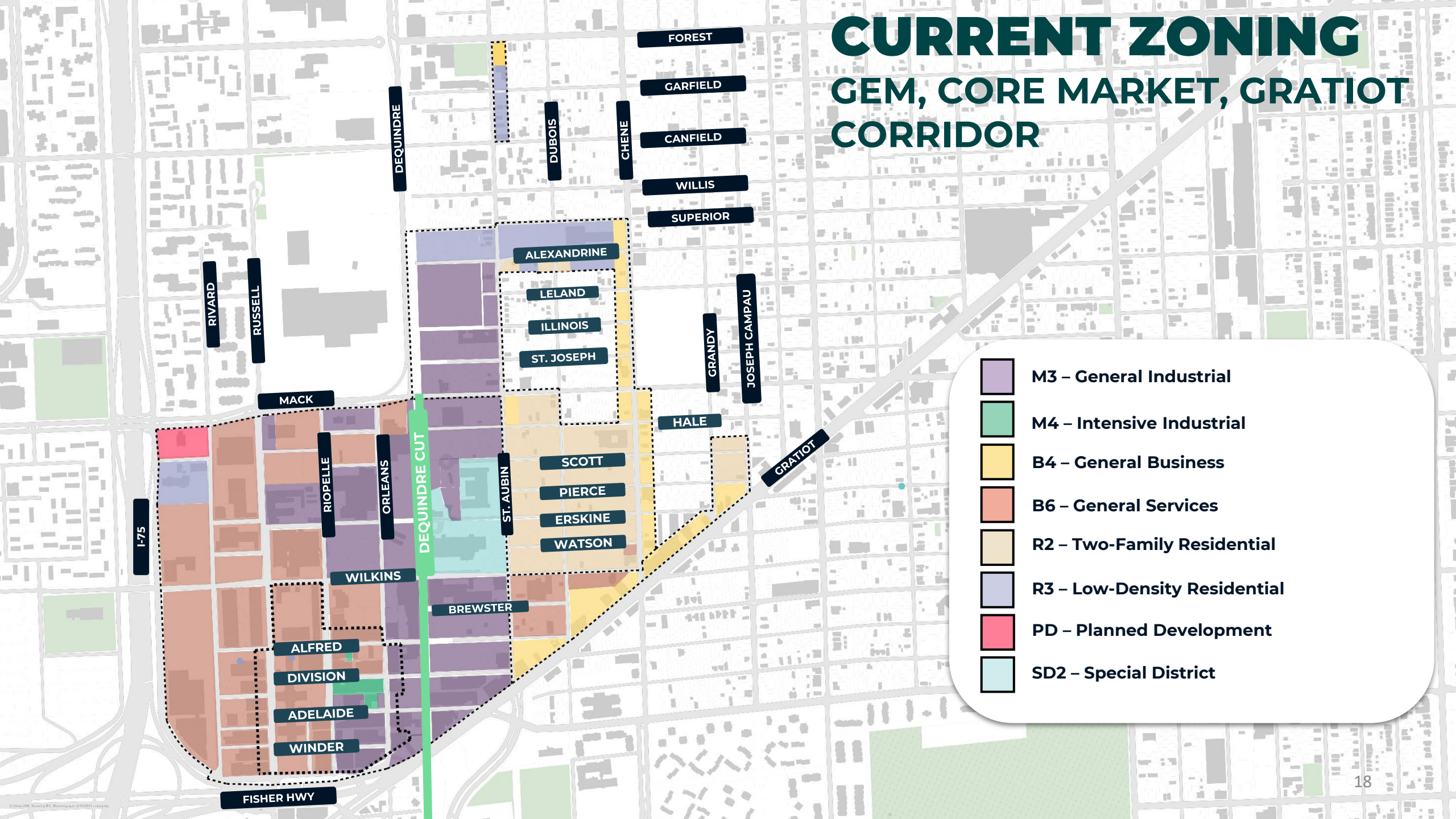
As of July 5, 2022

OVER 5k

Mailed notices community meetings and hearings

CURRENT ZONING

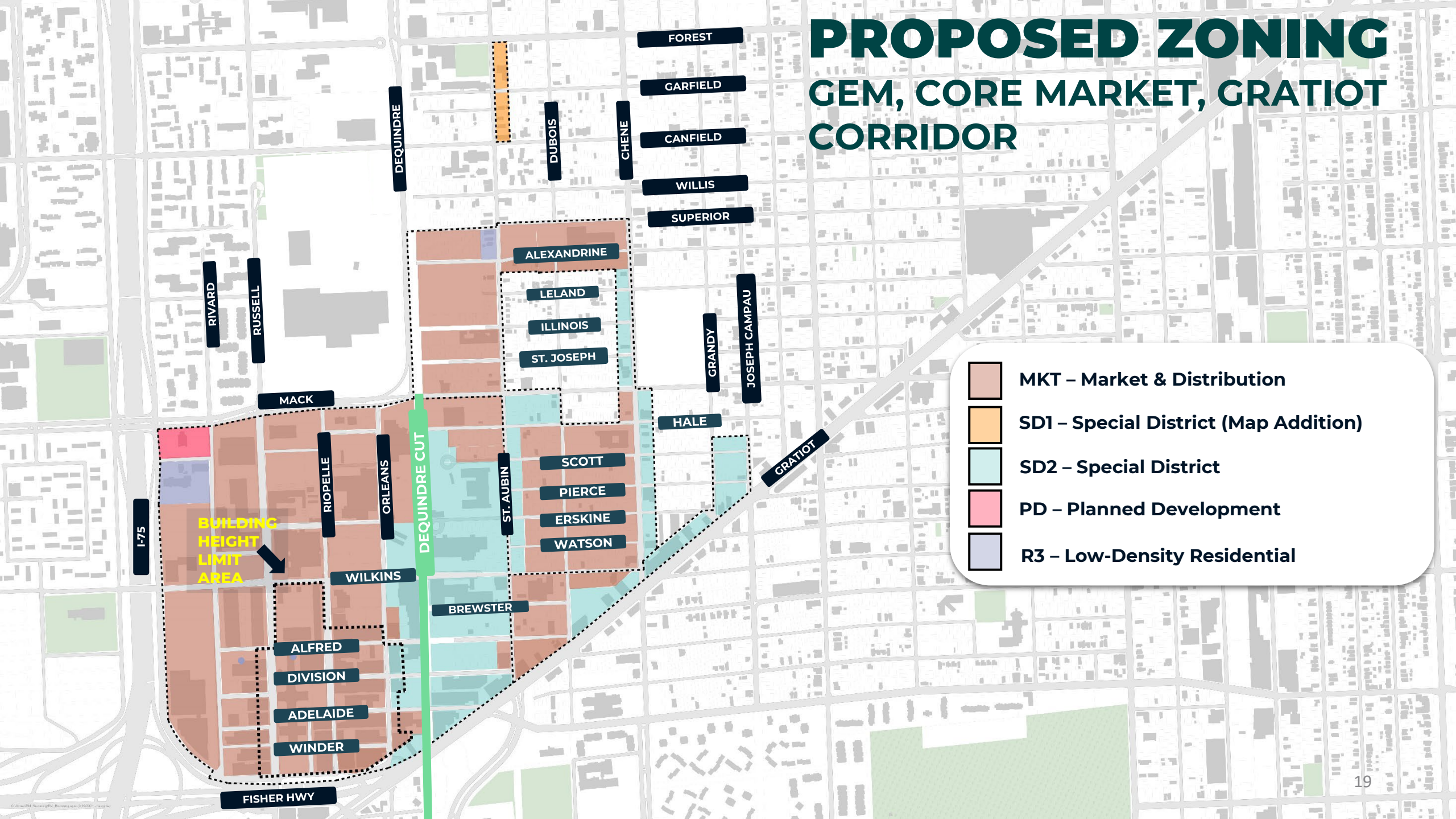
GEM, CORE MARKET, GRATIOT CORRIDOR



- M3 – General Industrial
- M4 – Intensive Industrial
- B4 – General Business
- B6 – General Services
- R2 – Two-Family Residential
- R3 – Low-Density Residential
- PD – Planned Development
- SD2 – Special District

PROPOSED ZONING

GEM, CORE MARKET, GRATIOT CORRIDOR



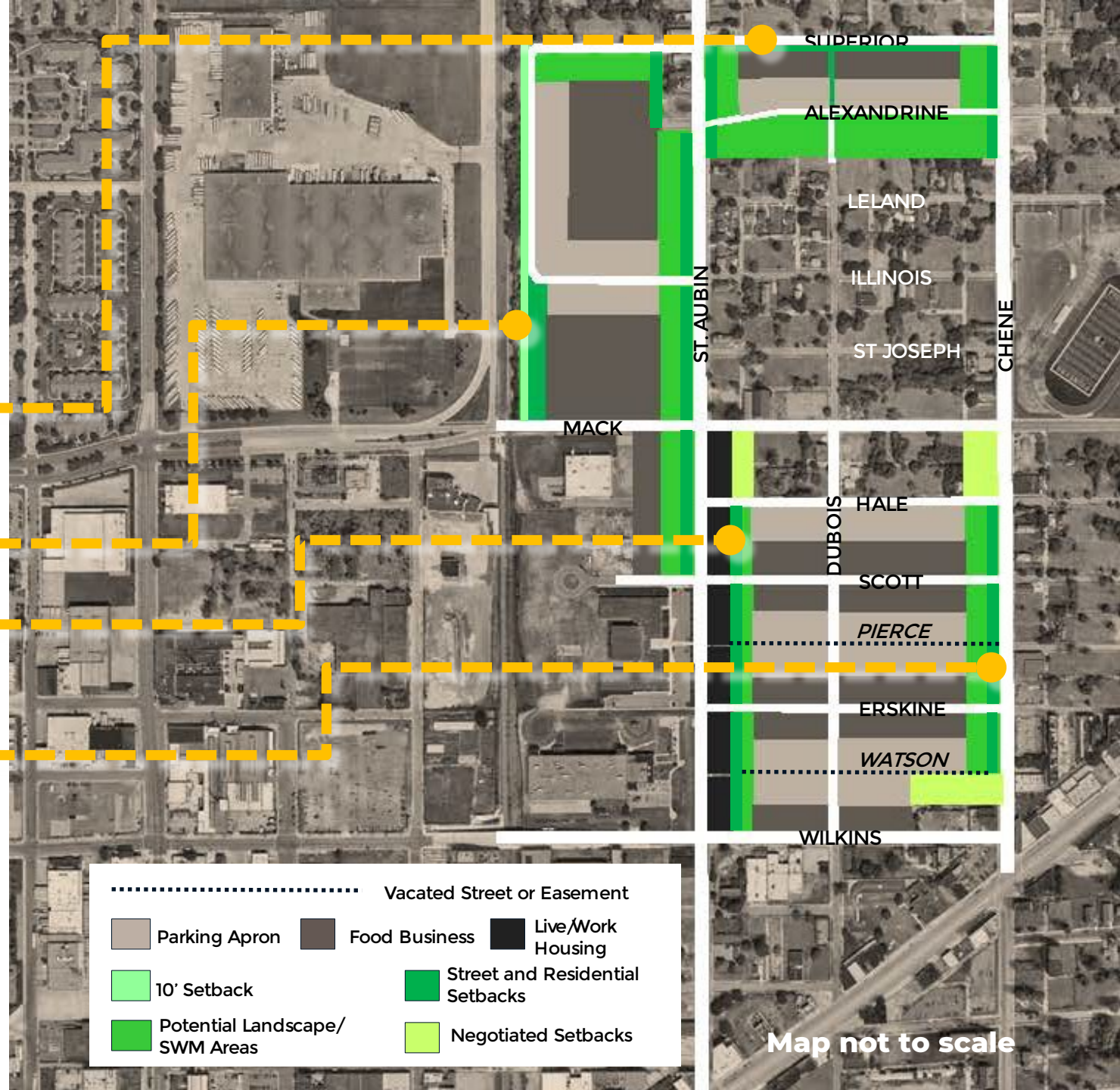
	MKT – Market & Distribution
	SD1 – Special District (Map Addition)
	SD2 – Special District
	PD – Planned Development
	R3 – Low-Density Residential

SETBACKS AND SCREENING

In setback area, new developments must have a minimum side setback (shown in dark green) of:

- 25' off Superior Street between St. Aubin and Chene
- 10' from the Dequindre Cut
- 50' from residential and SD2 zoning
- 40' from streets

In the setback area, *vegetation* must be planted near the street or R2 and SD2 zoning that will be *10' tall* and *75% opaque*



Map not to scale

*developers may not seek a waiver for this requirement

EASTERN MARKET ZONING UPDATES

Changes to support the desired character of Eastern Market

MAP CHANGE

Core Market:

- Rezone commercial and industrial districts to MKT.
- Rezone Dequindre Cut to SD2 to support new housing and retail

GEM

- Rezone to MKT to allow for food production job center.
- Rezone to SD1/2 support new housing and retail along Chene and St. Aubin

Gratiot Corridor

- Rezone to SD2 for mixed use development

TEXT CHANGE

- Create a market-specific zoning district, MKT
- Generally, incorporate existing uses from B6
- Update uses to remove those no longer desired, particularly the heavy industrial
- Create setback and screening requirements to separate new food production development from residential in the GEM
- Support food production over other uses in Core Market
- Encourage adaptive reuse through additional by-right uses specified for rehabs only
- Allow 10-day review period for demolition (separate ordinance) - Chapter 8 City Code
- Spacing between regulated uses (bars/ brewpub) to be removed
- Remove parking requirements in the Market Core to encourage new investment

PROPOSED MAP AND TEXT AMENDMENTS AND USE PERMISSIBILITY TABLE ARE POSTED ON THE PDD WEBSITE: WWW.DETROITMI.GOV/EASTERNMARKET/

RESIDENTIAL AND COMMERCIAL LAND USES

MKT conditional, may include



- ✓ **New construction office (rehab or rehab + limited expansion by right)**
- ✓ **New construction mixed-use (residential and retail)**
- ✓ **Non-food related services, such as veterinary clinic, fitness club, medical clinic**
- ✓ **Parking structure with ground floor retail**
- ✓ **Cabarets**

RESIDENTIAL AND COMMERCIAL LAND USES

MKT by-right, may include



Henry the Hatter, Eastern Market, Detroit

- ✓ Renovation for residential (lofts)
- ✓ Office in a renovated building of any size + expansion of 200% of ground floor area
- ✓ All retail shops up to 15K SF in size
- ✓ Restaurants
- ✓ Art gallery or museum
- ✓ Only Animal Grooming, Barber or Beauty Shop (conditional if in 1-story building), Nail Salons above 1st Floor

FOOD PRODUCTION Incentive Timeline

- NOTE:**
- **Restaurants** are allowed **by-right** throughout the MKT zoning; however, restaurants would not trigger the food production height bonus
 - If an owner is unable to provide a food production use, they may apply to **BZA** to seek a height waiver in Mkt Core Area

August 2020

45 Feet

**ORIGINAL HEIGHT LIMIT
BASE OF CUPOLA**



RUSSELL ST

November 2020

55 Feet

**EXTENDED HEIGHT 10'
TO TOP OF CUPOLA**

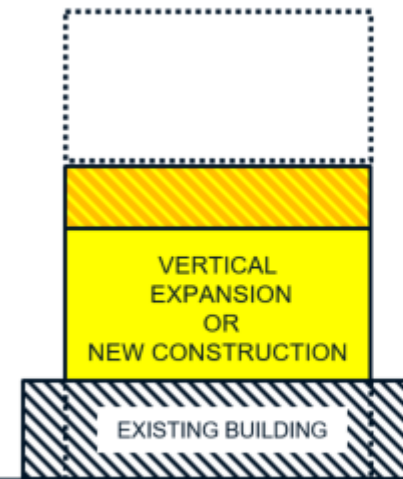


RUSSELL ST

**CURRENT CPC APPROVED
MARCH 2021**

80 Feet

**FOOD PRODUCTION INCENTIVE
BY RIGHT UP TO 80'-0
WITH GROUND FLOOR
FOOD PRODUCTION USE**



RUSSELL ST

WHY ARE WE DOING THIS?

- ❑ To offer clear and consistent regulations throughout the Eastern Market
- ❑ Allow for the expansion and of business to the GEM and to attract new food production uses to the area
- ❑ Prevent harmful industrial uses in the area, support food production
- ❑ Support mixed-use development along Dequindre Cut (JLG) and in residential neighborhoods
- ❑ To offer some protection against market forces that will transform the area away from traditional food uses



SUMMARY OF MKT ZONING

- ❑ Allows for the expansion of business to the GEM
- ❑ Supports mixed-use development along Dequindre Cut (JLG) and in GEM residential areas
- ❑ Adds more food production uses and removes heavy industrial uses
- ❑ Eliminates all parking requirements in the Market Core
- ❑ Removes spacing regs between bars/ brewpubs
- ❑ Limits building height around Sheds to 55' unless food production use is provided or BZA obtained
- ❑ Limits retail to 15K sq ft in size
- ❑ New construction residential and office are made conditional (adaptive reuse by-right)
- ❑ Allows 10 day review period for demolition (Chapter 8 of City Code)



UPDATED MKT ORDINANCE

Updated Ordinance per PED Committee direction:

✓ Site Plan Review (SPR) Language

For the Core Market, the ordinance language is changed to trigger SPR ONLY for new development with 20k+ sf of gross floor area, consistent with normal SPR criteria of Sec. 50-3-113 that applies city wide. (GEM area, all development still goes through SPR to review for setbacks.)

✓ Cabaret Use Added

This use was omitted and is being added to the ordinance to accommodate an existing cabaret.

✓ Barber or Beauty Shop Use Added

The original MKT ordinance currently limited the barber/beauty shop use to the upper stories of a multi-story building in order to encourage uses that maintain the character of the market at the pedestrian scale. However, a one-story building would not have this option, so the updated ordinance permits this use conditionally in a one-story building.

UPDATED MKT ORDINANCE

Housekeeping Items

1. **Correct text in the submitted ordinance to strike “Special District Review” from the code by removing “Special District Review” from the proposed text amendment**

Sec. 50-2-51. Powers and duties.

(6) Special district review. To participate in the review of permit applications in the PC, PCA, MKT, SD4 and SD5 Districts when site plan review is not otherwise required (See Section 50-11-66 and Section 50-11- 96 of this Code)

2. **Chapter 8 Amendment (PHS Committee)**

Revision of Demo Permit Process in MKT to allow 10-day Review Period

This amendment will come before PHS Committee, complimentary to the MKT zoning amendment

Community Engagement



Provide more opportunities for residential and retail development

Limit industry and other harmful uses in the area

Protect our neighborhoods and existing residential areas

Let me buy side lots near me

We want to be a part of the growth in our community

How do we get jobs in our community

NEIGHBORHOOD PARTNERSHIPS

Neighborhood group representation on Eastern Market Development Corporation (EMDC) Board

We want to be a part of growth in our community

City/DEGC/EMC to continue meet with residents and neighborhood groups to mitigate concerns with truck traffic on a project by project basis

EMDC to provide access technical assistance regarding community space and organizational development

EMDC will provide event space for community gatherings

EMDC will develop MOUs with community organizations to identify ways to collaborate



ACCESS TO JOBS!

Future food-related development projects locating in the GEM will include job access to area residents:

- ✓ Application enrollment period is encouraged to be made available to nearby residents first
- ✓ All new employment positions will be posted in collaboration Detroit at Work
- ✓ Detroit at Work will work with employers to prioritize City of Detroit Residents
- ✓ Job postings will be shared with Eastern Market Partnership, Council President Sheffield, and District 5 Department of Neighborhoods and job fairs
- ✓ Background friendly hiring will be encouraged for all new development projects



Find a Job + More
Join the Detroit At Work
Online Community

detroitatwork.com
313-962-WORK (9675) for assistance



CONTINUED COMMUNITY ENGAGEMENT

A COMMITMENT TO ENGAGEMENT ON EACH PROJECT

- Development Team
- Proposed Use of the Development
- Site Plan and Design
- Number Of Jobs To Be Created, Anticipated Pay, Job Application Process
- Traffic Plan And Truck Counts
- Noise, Smell Mitigation
- Construction Timeline
- Other Development Specifics, Concerns

We want to be a part of growth in our community



THANK YOU!

Q & A

