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

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. **(RECOMMEND APPROVAL)**

DATE: July 17, 2025

RECOMMENDATION

Having completed its review of the requested zoning map amendment and based on the analysis provided in the CPC staff report dated June 25, 2025, and a July 15, 2025, meeting with the Great Lakes Water Authority and the Planning and Development Department, CPC staff recommends approval of a PD zoning classification for the subject property with the following conditions:

1. That the building shall not exceed 42 feet in height inclusive of the parapet screen wall.
2. That rooftop mechanical equipment is screened from view in accordance with the zoning ordinance.
3. That any site and building-mounted lighting utilize full-cutoff fixtures to prevent glare as indicated in the July 2025 proposed plan set attached to this memo.
4. That the site is maintained in a neat and orderly fashion, managing dust and collecting and disposing of debris and rubbish, through all phases of construction of the pumping station in accordance with city regulations.
5. That final site plan, elevations, landscape plan, lighting plan, and stormwater management plan be submitted for review and approval by the City Planning Commission staff prior to application being made for applicable permits.

This action will also require that CPC waive the two-acre minimum size requirement for a PD zoning District.

CPC staff also recommends that City Council consider passage of a resolution memorializing or acknowledging the installation, care, and maintenance of landscaped areas proposed along the north

and south sides of the rerouted Freud Street, two blocks east and two blocks west of the pumping station site and authorize staff to address. This could involve the properties being conveyed to the City or a neighboring property owner, etc. These sites are outside of the requested rezoning so this would help ensure that the landscaping is addressed.

Attached for the Commission's information and review is the complete PD set of drawings, which includes a further reduced building height of 42 feet. Some additional modifications may be made to the drawings presented at today's meeting or submitted to staff later. Also attached is a letter from the Jefferson Chalmers Water Project.

Attachments: Proposed Plan Set – July 2025
JC Water Project Letter

cc: Alexa Bush, Director, P&DD
Karen Gage, 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

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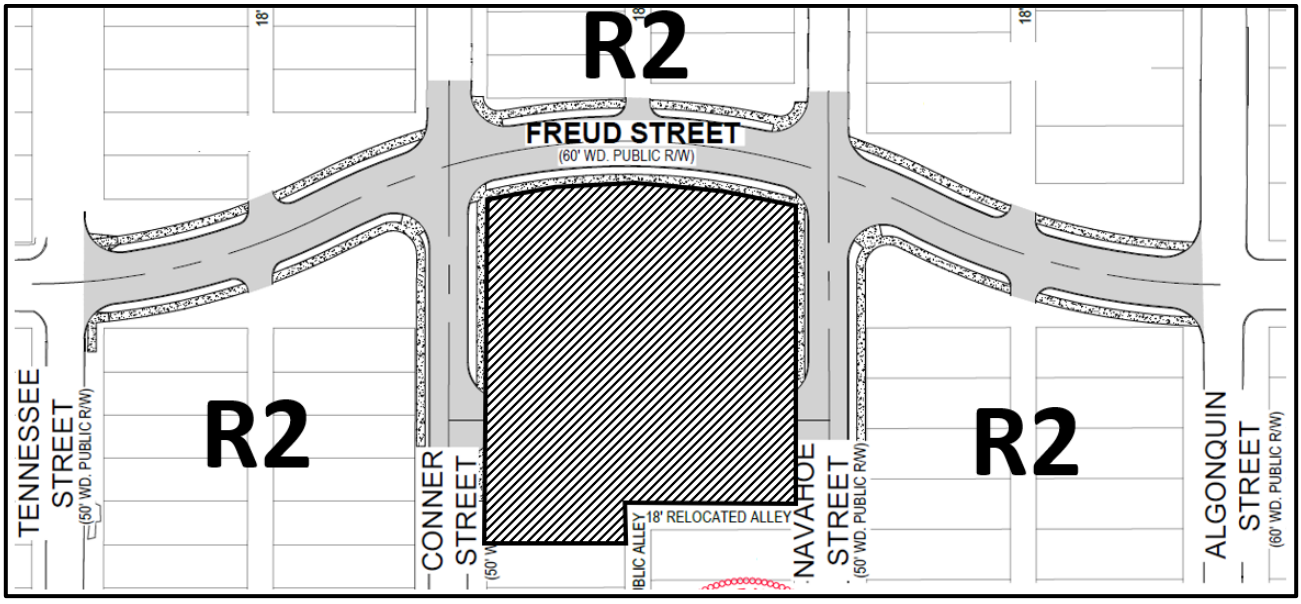
DATE: June 25, 2025

The City Planning Commission (CPC) has received a request from GLWA for a zoning map amendment (rezoning) in the Jefferson Chalmers community. On November 21, 2024, the CPC held a public hearing on the rezoning request, and on January 16, 2025, the CPC held a continued public hearing. 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

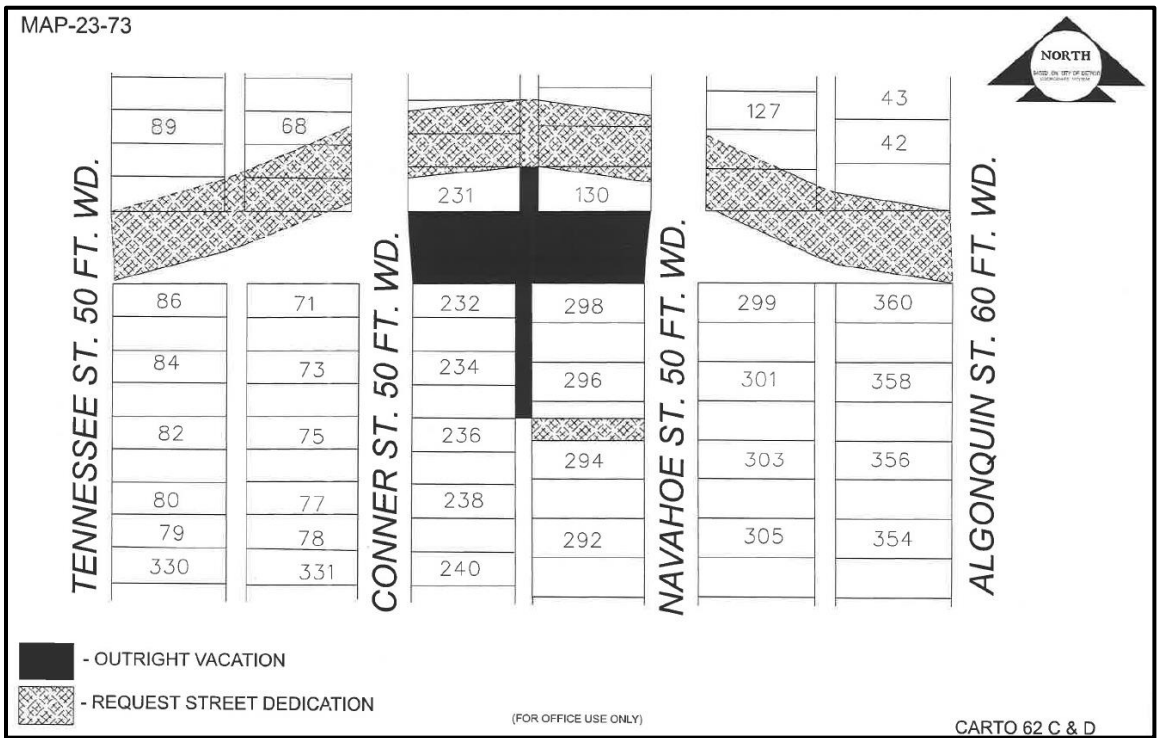
Request

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 as a major utility. The R5 zoning classification is the first zoning district that allows major utility pumping stations (as a Conditional Use). The ZO regulates pumping stations and other utilities as a "public, civic, and institutional use".

If R5 zoning is approved by City Council, Conditional Use approval would be a subsequent required approval prior to permitting site improvements regulated by zoning. Conditional Use approval would include site plan review and an opportunity to add conditions of approval through the Buildings, Safety Engineering, and Environmental Department (BSEED). The public hearing notice for this rezoning included a PD (Planned Development District) zoning classification as an option for consideration instead of R5. This option is provided given the uniqueness of the proposal and Jefferson Chalmers formerly being within an Urban Renewal Area where PD was a specified option. Approval of PD zoning would include a final development plan set attached to the PD approval. No other zoning approvals would be required prior to permitting.

Freud Street Reroute Project

In July 2024, City Council approved a GLWA petition (recommended for approval by the Department of Public Works) to vacate a portion of the existing Freud Street and adjacent public alleys in the location of the proposed pumping station. This approval included dedicating land to reroute Freud Street to bend to the north of its present route. When complete, this reroute project will have the effect of creating a new development site within what was formerly Freud Street right-of-way and create new right-of-way to maintain east-west Freud Street access in this area. 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 (see map below). The vacation and dedication map on the following page indicate the portion of Freud Street and alleys that were vacated in black and the rerouted Freud Street as hatched. Construction is underway related to the approved reroute project, this includes coordination of rerouting utilities, below grade work, and earthwork. Construction activities associated with the reroute project, work within public rights-of-way, and other temporary construction improvements such as construction fencing and earthworks are not subject to zoning and are not reliant on this rezoning request for the reroute project to be completed. However, the creation of new parcels and development thereof are subject to rezoning.



GLWA System Context

GLWA has stated that the location of the proposal is driven by a need to be as close as possible to the existing Freud Pump Station one block to the west. The proposed isolation shaft would allow GLWA, during dry weather, to block flows from reaching the existing Freud Pump Station so that it can be better serviced and more easily maintained for wet weather events. Both relief sewers intended to be intercepted by the proposed pumping station originate to the north of East Jefferson Avenue and the Jefferson Chalmers neighborhood. The 2020 GLWA Wastewater Master Plan describes these two relief sewers and the existing Freud Pump Station as follows:

2020 GLWA Wastewater Master Plan

Fox Creek Relief Sewer located in Grosse Pointe Park, also begins at the Bluehill Pumping Station. Flow is transporter down the 16-foot Manistique Sewer to the Jefferson Avenue East Relief Sewer. Ashland Relief traverses the whole of the district (Fox Creek Sewer District), beginning north of Seven Mile as Puren Relief and terminating at the existing Freud Pump Station, with any dry weather flows diverted to Jefferson Avenue East Relief Sewer upstream of the pump station. Excess combined flows from these sewers (also includes Mack Avenue Relief Sewer) are routed to the Conner Creek Pumping Station and/or to the Freud Pumping Station. Interconnections exist such that essentially either pump station can be used for smaller storm flows. The Freud Pump Station receives wastewater flow through the 16-foot diameter Fox Creek and Ashland relief sewers. Because the Freud Pump Station is primarily a storm pumping station, very little dry weather flow is received. During storm flows, the sanitary pumps are not operated. At high wet well levels, storm water pumps discharge to the Conner Creek RTB. When the Conner Creek Pump Station capacity is exceeded, storm water overflows into the Fox Creek and Ashland relief sewers that discharge to the Freud Pump Station.

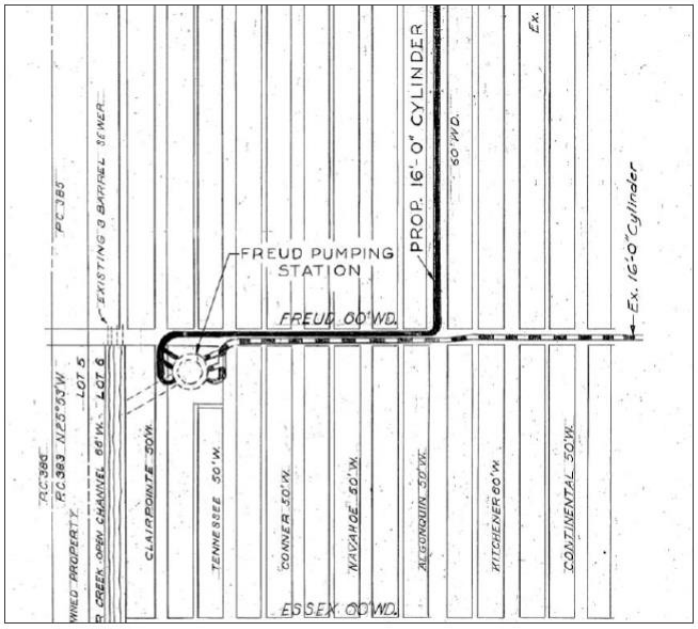
2026-2030 GLWA Capital Improvement Plan – Appendix D

The Freud Pump Station consists of a pump house, wet well, and transformer enclosure area. All wastewater flow to the Freud Pump Station is combined sanitary sewage and stormwater overflow from the East Jefferson Relief Sewer. This overflow occurs when the handling capacity of the Conner Creek Station has been exceeded. The station's primary goal is to store as much wastewater as possible until it can be pumped back to the Conner Creek Pumping Station using dewatering and sanitary pumps. From the Conner Creek Station, the wastewater is transported to the Detroit WRRF. The Freud

Pumping Station wet well and corresponding relief sewers provide 20 million gallons of in-line storage.

Proposed Development

The proposed development includes the construction of a new isolation shaft over two existing parallel relief sewers located below Freud Steet: the 16-foot diameter Ashland Relief Sewer and 16-foot diameter Fox Creek Relief Sewer. The isolation shaft would be housed within a proposed 40-foot-tall building that would be located in the vacated center of Freud Street so that the isolation shaft and building are directly above the two relief sewers below the street. 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, one block to the west of the proposed pumping 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 dry weather flow to the existing Freud Pump Station so that the wet well can be drained, inspected, and better maintained given that the existing pump station is 70 years old.



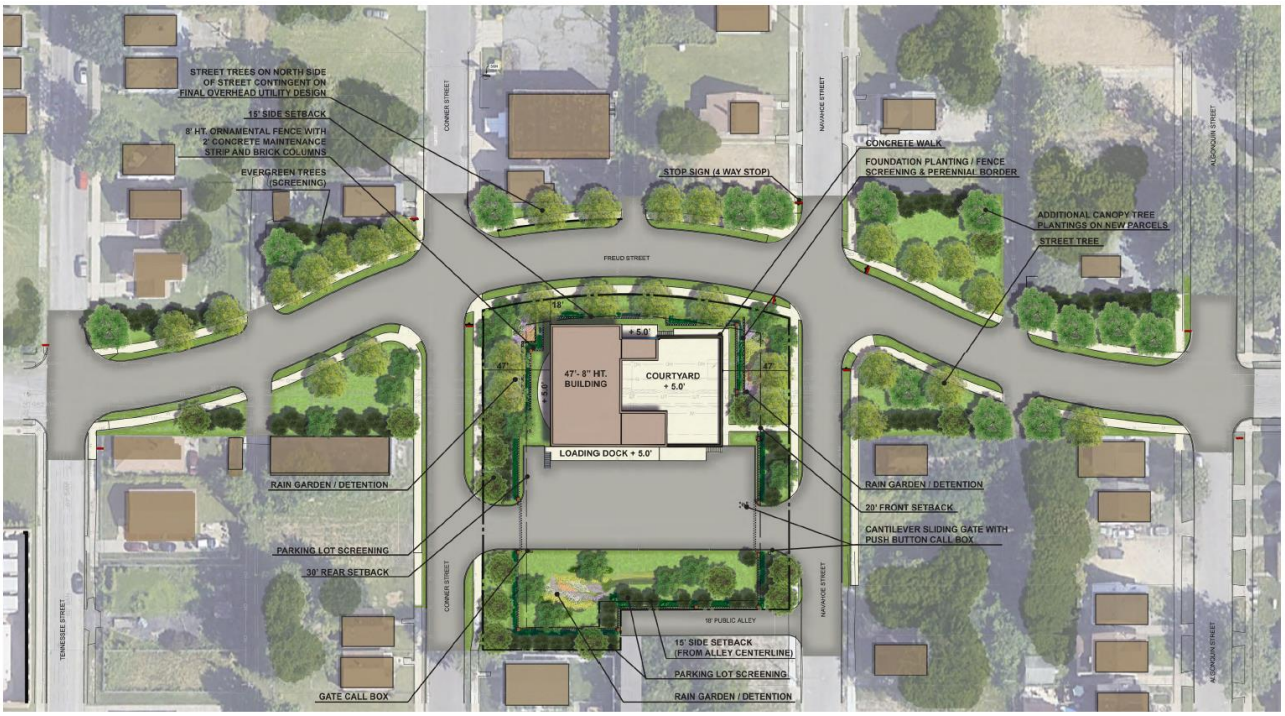
Historic Relief Sewer Map

The proposed isolation shaft and building 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 along Navahoe Street that connects to the Detroit River Interceptor along East Jefferson Avenue.

Below is an initial rendering of the proposed development including the rerouted Freud Street. The proposed building would be oriented to the west facing Conner Street and eastbound Freud Street traffic. The building would house stop logs, electrical equipment, controls, and a crane system to move the stop logs and submersible pumps. The east half of the building footprint would contain an open courtyard enclosed by a two-story brick wall of an unspecified height that appears to be approximately two stories in height or half the total building height. The courtyard would enclose two gate actuators, a transformer, and an emergency generator. The main floor elevation of the building would be above the 500-year flood elevations (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 eight-foot ornamental fence with brick columns is proposed around the perimeter of the building, parking, and stormwater areas. Rain gardens/detention and landscaping are proposed along the perimeter of the site outside of the fenced area. New sidewalks, street trees, and other improvements are shown that are outside of the proposed rezoning site that would add landscaping and green space as a part of the rerouted street project. CPC staff thinks this new streetscape would be an improvement to the appearance of the corridor and would help

screen the pumping station site. It is unclear if GLWA, or the City, would be responsible for installing new sidewalks and landscaping that are located outside of the rezoning site and primarily within new or existing right-of-way.



Proposed Building Design

The design of the proposed building was discussed with the community during engagement meetings that occurred in the first half of 2024 for the street reroute project and overall project. With Freud Street in construction to bend to the north around the proposed pumping station site, 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 Pump Station located to the west and other development sites that are normally at the edges or corners of roadways and established blocks. Below is a comparison of the original design that was submitted in early 2024 and the basis of the current working building design presented at a community meeting held in July 2024 at the nearby East Lake Baptist Church.

Original Proposed Design

July 2024 Revised Proposed Design

GLWA has continued to refine the proposed building design based on the July 24 proposal. A key change between the above two renderings is the proposal to use buff, gold-colored brick for most of the main building. GLWA's design team made this material change to brick to reflect the type of brick found on many homes in the immediate neighborhood. The existing Freud Pump Station to the west is also primarily brick. Additionally, the horizontal rows of banding are now more prominent with the façade undulations between each accent band. This would give the building substantially more visual interest than the original design and would help break up the building's height through the appearance of false building floors or stories where there are none internally.

Windows

The desire for windows to be provided on the front facades has been one point of discussion during the design process. On the following page are the current proposed elevations from April 2025. GLWA has made the windows larger and squarer than the July 2024 proposal, and translucent glazing is proposed between the main building and courtyard brick walls to break up the façade areas. While additional windows may be desirable to provide more visual interest, GLWA desires to limit the number of windows and light entering the facility as stated at past CPC meetings.

Staff understand that a limited number of windows are often a feature of civic building design. There are historic examples, such as the AT&T (formerly Michigan Bell) building at the intersection of Mack Avenue and Cadieux Road with a severe lack of windows despite an otherwise attractive and detailed brick facade. The lack of windows is often explained by the use not being open to the public and there being a minimum number of people (employees) routinely within the buildings. Pumping stations and other facilities previously constructed by DWSD now operated by GLWA do provide some windows as shown below.

Bluehill Pumping Station

Balduck Park Facility

Building Height

Since July 2024, GLWA has also been working to lower the proposed building height as much as possible while still accommodating needed clearances at the top of the isolation shaft within the building. The proposed building height is now 40 feet where it was initially 48 feet. For comparison, religious institutions in the R2 district are permitted a maximum building height of 45 feet, while most other uses like single-family homes are permitted a maximum of 35 feet (though single- or two-family homes are not typically built to this height). CPC staff recommend that dimensions be called out on the proposed elevations as this is normally required for PD applications. PD zoning and the corresponding development plan set, if approved, would establish the maximum building height if this maximum is not established in writing as a condition of PD zoning approval.

April 2025 Proposed Design – North Elevation (rerouted Freud St. façade)

April 2025 Proposed Design – West Elevation (Conner St. façade)

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 (P&DD) has submitted a master plan interpretation letter that is attached and includes the following conclusion:

Although the proposed stormwater pump station is not a residential use, it is essential infrastructure that supports the surrounding residential area and directly advances the broad goals of the Master Plan. The Planned Development rezoning for this use is consistent with the Master Plan's policies promoting public health, safety, and infrastructure investment. Given that the Master Plan is undergoing active revision, any remaining map-level inconsistencies may be addressed as part of the forthcoming update. P&DD finds that the proposed PD rezoning is appropriate and not inconsistent with the intent of the Master Plan of Policies.

COMMUNITY AND CPC FEEDBACK

Past GLWA Community Engagement
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. A past event was hosted by the nearby 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. Additionally, Immanuel Grace A.M.E. Church and the Jefferson Chalmers Water Project, led 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 2024 letter from the Great Lakes Environmental Law Center regarding the vacation petition. Below is a summary of community engagement and City Council meeting dates regarding this project.

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

Spot Zoning Resources

Some community feedback questioned if rezoning to R5 or PD would constitute a "spot zone". The following are excerpts from a 2004 Michigan State University Extension Public Policy Brief titled Removing Spot Zoning From the Fabric of Zoning Practice. This resource provides the following to consider:

Single Parcel or Landowner

The vast majority of spot zoning cases involve a single parcel or landowner. *Essexville* confirmed that rezoning a single parcel owned by a single landowner to an inconsistent use, standing alone, is an insufficient legal basis upon which to conclude that illegal spot zoning has taken place. This conclusion makes perfect sense in the big-picture of zoning practice, for the vast majority of rezoning request are made by a single landowner for a single parcel. This is not a unique identifier of spot zoning. However, it is a factor that will raise a red flag for the courts if it is accompanied by other listed considerations.

Inconsistent Use

The character of the area has appeared in various cases as an important consideration, particularly when the municipality cannot point to a master plan or "plan of zoning" to justify rezoning to an inconsistent use. In *Raabe v. City of Walker*, the court specifically noted that a decision "purposed toward contradictory rezoning, after years of original zoning upon which concerned persons have come to depend" is substantially weakened by the absence of a master plan that justifies the change in policy.

Key Consideration: Consistency With Plans

The *Essexville* decision confirms that consistency with the plan is probably the most critical factor a court will consider today in deciding whether a "small zone of inconsistent use" constitutes illegal spot zoning. The existence (or absence) of a master plan has essentially decided the outcome of several spot zoning cases. The master plan text and map are the instruments for articulating a change in land use policy. In contrast, a municipality generally cannot find justification for a change in policy in the very document (the ordinance) the municipality is trying to amend. The single best piece of advice for local governments in the general arena of land use is also the best advice for avoiding spot zoning problems: Make plans. Make decisions that are consistent with plans.

Is Spot Zoning Really Different?

Much of the confusion and misunderstanding surrounding spot zoning over the years has come about because of the belief that "small zones of inconsistent use" described the complete legal test for spot zoning (in the words of Texas courts, treating spot zoning as a "term of art,") rather than the set of faces in a particular situation. *Essexville* provides land use decision-makers with a holding that takes us beyond a one-sentence legal standard for spot zoning. It emphasizes that a small zone of inconsistent use deserves "greater scrutiny" (the qualifier), but that a court must still look at the overall reasonableness of the governmental interest being advanced, consistent with *Brae Burn, Kropf* and other key Michigan zoning decisions.

Summary and Checklist

Spot zoning does describe a situation that, by its very nature, draws closer scrutiny to the actions of the zoning authority; however, rather than define different rules for determining the legality of a particular spot zoning situation, a more appropriate approach is to analyze such cases under traditional analyses of zoning validity. If you are charged with making a land use decision on behalf of your community and a claim of spot zoning is raised, you should run through the following list of considerations:

Is the "spot" in question small and discrete compared to the surrounding area

- Does the "spot" involve one landowner or one parcel?
- Is the "spot," whether on the map as initially adopted or a request for rezoning, a use inconsistent with surrounding uses or the surrounding zoning?

If some or all of these characteristics are present the court will give "greater scrutiny" to the decision of your local government. You should then consider how you would be able to answer the following questions related the requested use:

A. Is the requested use consistent with your master plan map? Does the plan's text present justifications for this use in this location?
B. In the absence of a master plan, does the requested use make sense in light of "the overall plan of zoning?"
    i. Can your community articulate a reasonable basis for the requested use in the requested location?
    ii. Can your zoning accommodate the request through a special use permit or PUD?
C. Would the denial of the request (i.e., refuse to create a "spot") preclude the property's use for any purposes to which it is reasonably adapted?

If you can answer "yes" to (A) or (B), and "no" to (C) then you have successfully removed any legitimate claim of illegal spot zoning.

REZONING CRITERIA WITH CPC STAFF ANALYSIS

Section 50-3-70 of the ZO provides the approval criteria by which all recommendations and decisions on rezonings shall be based. Rezoning approval criteria are provided below in italics with staff analysis.

Section 50-3-70 Zoning Map Amendment Approval Criteria

1) *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.*
   Staff Analysis:
   Historically, it appears that two commercial buildings existed at the intersection of Freud Street and Conner Street: an existing former party store building at the southwest corner of the intersection that remains, and a second similar old (pre-1960's) commercial building on the northeast corner of the intersection that has since been demolished as it was in the route of the rerouted Freud Street. Additionally, Freud Street being a main collector road through the area south of East Jefferson Avenue would support neighborhood commercial and Freud Street on the east end of Jefferson Chalmers had a historic neighborhood commercial node. It is possible that the zoning map has failed to represent that the intersection of Freud Street and Conner Street may have historically served as a neighborhood commercial node given the former commercial buildings that occupied this intersection and Freud Street being a neighborhood collector road.

   The proposed amendment and development of the new pumping station and isolation shaft would help GLWA meet the challenge of servicing and maintaining the existing Freud Pump Station. This is important due to the age of the exiting Freud Pump Station, the increasing frequency and severity of storms due to climate change, and fluctuations to Great Lakes water levels.

   The proposed amendment would also address the fact that in July 2024, City Council approved the Freud Street reroute project. During this process, City Council was aware that the purpose of the reroute project was for GLWA to develop the proposed major utility pumping station.

2) *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance.*
   Staff Analysis:
   The Planning and Development Department has submitted a letter that states that the rezoning for this use is consistent with the Master Plan's policies promoting public health, safety, and infrastructure development. The letter finds that the proposed PD rezoning is appropriate and not inconsistent with the intent of the Master Plan of Policies.

3) *Whether the proposed amendment will protect the health, safety, and general welfare of the public.*
Staff Analysis:
The rezoning will protect the health, safety, and general welfare of the public through the development of a new pumping station and isolation shaft to service and maintain the existing Freud Pump Station that is of critical importance to GLWA's system, especially during wet weather events.

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.*
Staff Analysis:
It is expected that the city and other service providers will be able to provide adequate public facilities and services to the site. City and other service providers are in the process of relocating existing utilities as a result of the Freud Street relocation project.

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.*
Staff Analysis:
The proposed rezoning is within an area of ongoing construction related to the Freud Street reroute project, this construction may be having adverse impacts on the natural environment and residents of the immediate area. Construction is underway related to the approved reroute project, this includes coordination of rerouting utilities, below grade work, and earthwork. Construction activities associated with the reroute project, work within public rights-of-way, and other temporary construction improvements such as construction fencing and earthworks are not subject to zoning and are not reliant on this rezoning request for the reroute project to be completed.

Once all construction activities are completed for the road reroute project, the proposed isolation shaft and pumping station, and the force main improvements along Navahoe Street, the rezoning will not have a significant adverse impact on the natural environment.

6) *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.*
Staff Analysis:
With the reroute of Freud Street approved, a new development site was created in the middle of Freud Street. This expanded site in the middle of the former location of Freud Street is further away from homes adjacent to the south. On the other three abutting sides would streetscape and other improvements that would help buffer the site from roadways, pedestrians, and homes across the street.

7) *The suitability of the subject property for the existing zoning classification and proposed zoning classification.*
Staff Analysis:
The subject property is suitable for the Planned Development zoning classification. Planned Development approval criteria are provided in the next section. The PD District is designed as a flexible zoning district that is required to be compatible with its surroundings.

8) *Whether the proposed rezoning will create an illegal "spot zone."*
Staff Analysis:
The rezoning would not create an illegal spot zone as the rezoning is generally consistent with the Master Plan and denial of the request would not preclude the property from redevelopment.

Section 50-3-96 of the ZO provides additional approval criteria required for planned developments.

Section 50-3-96 Planned Development Approval Criteria

1) *Whether the subject site:*

a. *Covers a minimum of two acres of contiguous land under the control of one owner or group of owners, except, that upon determining that an adequate development can be accomplished on a parcel of lesser size, the City Planning Commission may waive this requirement; and*
b. *Is capable of being planned and developed as one integral unit, except in unusual circumstances;*

The subject criteria are met.

2) *That no other zoning district classification would be more appropriate.*
The PD District is designed as a flexible zoning district that is required to be compatible with its surroundings. Approval of PD zoning would give the city more zoning control on the site than the R5 District.

3) *That the development will result in a recognizable and substantial benefit to the ultimate users of the project and to the City, where such benefits would otherwise be unfeasible or unlikely to be achieved. The benefits can be accomplished through a higher quality unified design that would be required by the typical regulations of this chapter. These benefits shall be demonstrated in terms of preservation of natural features, unique architecture, extensive landscaping, special sensitivity to land uses in the immediate vicinity, particularly well-designed access and circulation systems, and/or integration of various site features into a unified development;*
GLWA has continued to refine the proposed building design based on input received. This has resulted in unique architecture, materials that are context-sensitive, and more visual interest being added that should benefit the project and city through the addition of a high-quality civic building.

4) *Whether the location of the proposed Planned Development District is appropriate;*
The location of the proposed pumping station is near other existing GLWA facilities immediately to west of the site. At past meetings, GLWA has stated that the proposed location is necessary based on the location of two relief sewers and the existing Freud Pump Station.

5) *Whether the proposed planned development substantially responds to the intent of Section 503 of the Michigan Zoning Enabling Act, being MCL 125.3503, to:*
a. *Permit flexibility in the regulation of land development;*
b. *Encourage innovation in land use and variety in design, layout, and type of structures constructed;*
c. *Achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities, encourage useful open space; and*
d. *Provide better housing, employment, and shopping opportunities that are particularly suited to the needs of the residents;*

The subject criteria are met.

6) *That the proposed type and density of use shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities, that the natural features of the subject site have the capacity to accommodate the intended development, and that the development shall not place an unreasonable burden upon surrounding land or land owners;*
The proposed development is not expected to generate an unreasonable increase in traffic and should not place a burden on surrounding land.

7) *That the proposed planned development is consistent with the Master Plan, as determined by the Planning and Development Department;*
The Planning and Development Department has submitted a letter that states that the rezoning for this use is consistent with the Master Plan's policies promoting public health, safety, and infrastructure development. The letter finds that the proposed PD rezoning is appropriate and not inconsistent with the intent of the Master Plan of Policies.

8) *Whether uses and structures that are planned for the Planned Development District comply with all applicable site design standards and use regulations which are specified in Article XI, Division 2, of this chapter.*
Site plan review of the PD should occur at a later CPC meeting once a complete and matching development plan set has been submitted, including a dated site plan and elevations that match the floor plan and proposed landscape plan.

PRELIMINARY CONCLUSION AND RECOMMENDATION

Based on this report, CPC staff supports approval of a PD zoning classification, instead of the R5 option, subject to GLWA submitting a complete and PD development plan set for staff review and CPC consideration. As the current site plan and landscape plan on file with CPC do not exactly match the latest proposed elevations and floor plan, consideration of the development plan set could be done at a later CPC meeting if there is a desire to recommend PD zoning prior to or alongside this information being submitted. A typical condition of PD zoning approval is the submission of a final development plan set for staff review.

Attachments: Freud Pump Station Overview
Survey with Improvements
Proposed Site Plan
Landscape Plan - Overall
Landscape Plan – Enlarged
Proposed Elevations
Proposed Floor Plan
JC Water Project letters
District 4 CAC Letter
P&DD Master Plan Interpretation

cc: Alexa Bush, Director, P&DD
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