



MCKENNA

West Jefferson Overlay District: Proposed Ordinance Text and Zoning Map

TO: Ecorse City Council
FROM: Nani Wolf, Associate Planner
SUBJECT: **West Jefferson Overlay District**
DATE: May 13, 2022

Dear City Council,

On April 19, the Planning Commission met to discuss the creation of the West Jefferson Overlay District. On May 10, the Planning Commission recommended approval of the text and map amendments to create the West Jefferson Overlay District. It is now before Council to make the final decision.

An overlay district is a district that is placed on top of an existing zoning district, creating a blend of regulations. Typically, overlay districts are used to apply additional or alternative standards to an area that has special considerations. Overlay districts are advantageous because they make it possible for communities to make targeted changes without having to create a whole new zoning district, which is a lengthy process.

The West Jefferson Overlay District was first proposed in the *West Jefferson Avenue Corridor Plan* (2020), which identified the land around the Visger-Jefferson intersection as an ideal location for mixed-use development (by-right) and higher development density. However, the current Commercial zoning of that area does not quite align with the recommendations of the plan – as such, the West Jefferson Overlay District was found to be necessary.

Today, the overlay district is especially important due to a proposed multi-family housing project: The Monarch. Proposed by a private developer and funded through the State of Michigan, the Monarch project would be a six-story mixed-use building with parking and commercial on the first floor and affordable apartments above, located at the intersection of Ruth and Jefferson. The Monarch has not yet formally submitted plans, but the developers have signed a purchase option for the property and are waiting on a response from the State of Michigan regarding funding eligibility. The overlay district is necessary to allow developments like the Monarch by-right.

The following pages include the proposed ordinance text, as well as a map of where the district would be applied.

Respectfully submitted,

McKenna

Nani Wolf, Associate Planner

cc. Terri Beaumont, CDBG Manager

HEADQUARTERS

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PROPOSED ZONING ORDINANCE TEXT AMENDMENT

ARTICLE 4: OVERLAY DISTRICTS

4.1 INTENT AND PURPOSE

The Michigan Zoning Enabling Act, PA 110 of 2006 as amended, allows for the creation of special land development regulations to address problems and needs in specific areas. The special districts established under this Article have been created in order to implement the goals and objectives of the Ecorse Master Plan or other planning documents, and to further protect the health, safety, and welfare of the community. In addition to the standards of the base zoning districts applicable to a particular site, the standards of the established special district shall also apply. To the extent there is a conflict between the standards with the applicable base zoning district, the standard of the special district shall apply.

4.2 OBJECTIVES

The establishment of specific development regulations for special districts is designed to achieve the following objectives:

- A. Ensure that development is guided by provisions of the Ecorse Master Plan and other documents supporting the overall redevelopment program of the special districts.
- B. Provide a range of housing choice and opportunity.
- C. Encourage the development of public and private park and recreation facilities that recognize and enhance the unique waterfront location, public needs, and amenities of the special districts.
- D. Provide commercial activity that will serve as an attractive draw to the regional trade area and meet the needs of local residents for convenience shopping.
- E. Limit industrial uses to those with external physical effects confined to the district in which they are located and do not affect in a detrimental manner any of the surrounding districts.
- F. Ensure that the circulation and parking system will provide for the safe and efficient movement of motorized, non-motorized, and pedestrian traffic.
- G. Ensure that all new construction is designed and located in a manner that capitalizes upon its unique environment.
- H. Provide for unification of the area through landscaping, signage, lighting and street furniture.
- I. Ensure that the location, design, visual appearance and construction of individual buildings and structures is consistent with overall design objectives and redevelopment efforts.
- J. Encourage energy conservation in the design and location of new structures.

4.3 WEST JEFFERSON OVERLAY DISTRICT 1

4.3.1 Intent and Purpose

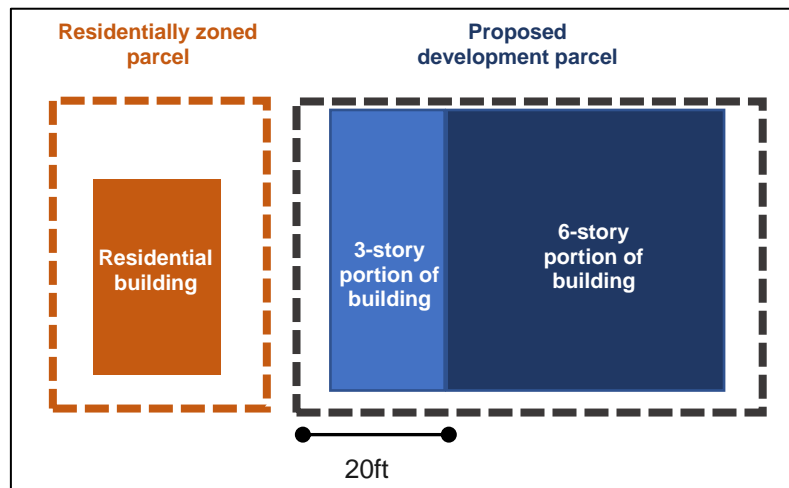
Given the proximity of this area to the opportunity site identified in the West Jefferson Avenue Corridor Plan, and the desire to promote a concentration of mixed-used development in this area, the purpose and intent of this Section is consistent with Section 6.7.1 of this ordinance.

4.3.2 Applicability

- A. The standards in this Section shall apply within the West Jefferson Avenue Overlay District 1 as designated on the official zoning map.
- B. The provisions of the Section shall apply to all planned buildings and all alterations, renovations, expansions or other work that includes exterior changes to existing buildings subject to site plan review per Article 8.
- C. This Section is not intended to supersede or supplant established building and fire code regulations, nor to regulate the quality, durability, maintenance, performance, load capacity, or fire resistance characteristics or workmanship of building materials.

4.3.3 Dimensional Standards

- A. Development within the West Jefferson Avenue Overlay 1 shall comply with Section 6.7.3 with the exception that the Maximum Height in the West Jefferson Avenue Overlay 1 shall be 6 stories and the maximum height shall be 76ft.
- B. Where a parcel directly abuts the property line of a residentially zoned property at the time of a development submission, the proposed building height shall “step-down” to no more than 3 stories with a maximum of 40ft in height on the side facing the residentially zoned property. This step down shall extend for a minimum of 20ft from the development parcel’s edge to interior.



4.3.4 Architectural Standards

Development within the West Jefferson Avenue Overlay 1 shall comply with Section 6.7.4.

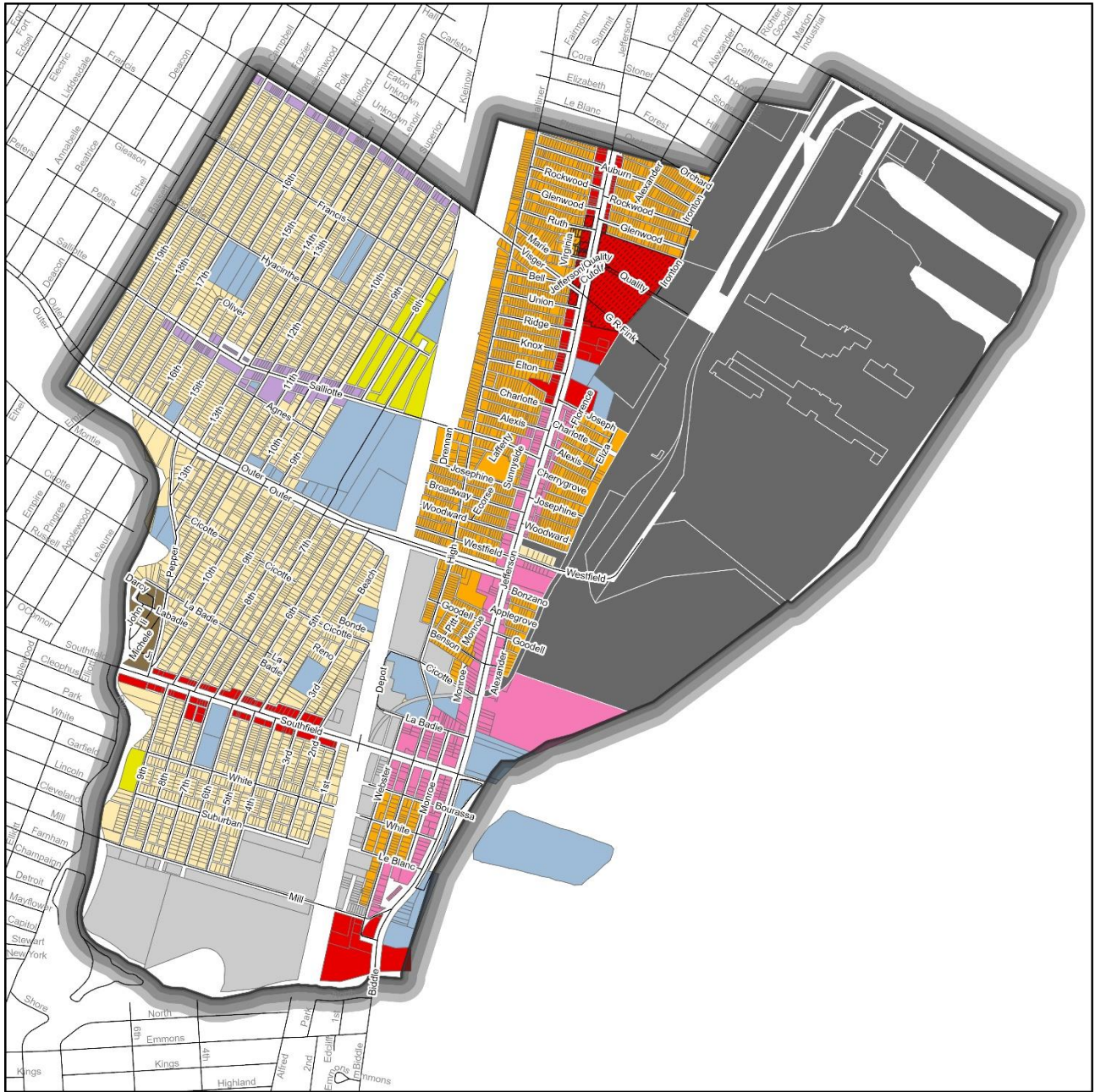
4.3.5 Alternative Designs or Materials

Development within the West Jefferson Avenue Overlay 1 shall comply with Section 6.7.6.

4.3.6 Use

Development within the West Jefferson Avenue Overlay 1 shall conform to the regulated use table (Section 3.2) requirements for the Corridor Core (CC) district.

PROPOSED ZONING ORDINANCE MAP AMENDMENT



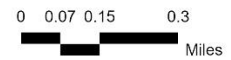
Zoning Map

City of Ecorse

May 3, 2022

LEGEND

- Roads
- Single Family Residential
- Multi-Family Residential
- Flexible Residential
- Manufactured Housing
- Neighborhood Mixed Use
- Commercial
- Corridor Core
- Light Industrial
- General Industrial
- Public / Semi-Public
- West Jefferson Overlay District 1



Data Sources:
 Wayne County Parcel Shapefile 2015;
 McKenna Parcel Shapefile 2019;
 Beckett & Raeder zoning layer package, 2020;
 SEMCOG Road Shapefile 2022.

McKenna 2022.



