

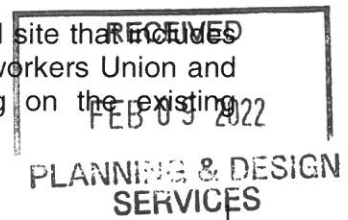
REZONING JUSTIFICATION
R-4 & C-1 to PEC
2702 Chamberlain Lane; 3200 & 3102 Collins Lane
21-ZONEPA-0145

The applicant/owner is proposing construction of an approximately 67,000 SF mixed use hall and offices for the Local 862 UAW as a replacement for the existing building. A portion of the site also proposes the addition of 56 covered storage spaces for use by the UAW membership. The property at 2702 Chamberlain is an existing C-1 zoned site with the union hall and corresponding parking. 3200 & 3102 Collins Lane are zoned R-4 with demoed residential units and currently vacant. The zoning request is Planned Employment Center (PEC) which permits the mix of uses being proposed on the three addressed parcels described above. The subject sites are within the Suburban Workplace form district. The form district is not being requested to change as part of the application. The PEC zoning designation and uses are appropriate within the Suburban Workplace.

The Suburban Workplace form district guidelines of Community Form in Plan 2040 describe it as a form characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. The site is in an area of mixed use and intensity. These range from industrial with the nearby Ford campus, office uses across Chamberlain Lane and a mix of PEC and commercial to the east along both Collins Lane and Chamberlain Lane. There are a few mini-storage properties located within the vicinity along the Chamberlain Lane corridor. All of these properties are located within the same form district, Suburban Workplace. The proposal for PEC zoning within the Suburban Workplace consists of a mixed office with accessory uses such as a meeting hall and covered outdoor storage for the union hall members. It is a site that will consist of a landscaped setting and fencing to create a consistent appearance to the street frontage for both Chamberlain Lane and Collins Lane. These elements are consistent with the form district guidelines and the existing Chamberlain Lane mixed use corridor.

The Suburban Workplace form dictates that adequate transportation access should be provided by connected roads, public transportation and pedestrian facilities. Site access will come from the existing curb cuts on the primary collector Chamberlain Lane and an entry drive constructed on the local road Collins Lane. The area consists of a roadway network with connections to the minor arterial La Grange Road as well as the expressway system of I-265. Transportation infrastructure will accommodate all site users to and manage demand for travel. Sidewalks will be constructed along both street frontages providing pedestrian connection to the site. Bike parking consistent with the requirements of the Land Development Code will be provided on the site. The proposed multi-modal transportation infrastructure will promote reduced vehicle miles traveled, improve mobility and air quality as additional sites build out within the vicinity. All of these elements for the proposed PEC zoning designation are consistent with the Community Form and Mobility elements of the Suburban Workplace form in Plan 2040.

The PEC zoning proposal will create a new building on an infill site that includes recreational and leisure facilities for the members of the United Autoworkers Union and those that rent the spaces. The construction of the new building on the existing



22-ZONE-0018

developed site will be consist with land use policies that provide adequate infrastructure for the redevelopment of the property. The site has access to infrastructure including transportation, water and sewer making it suitable for development and economic development growth along the corridor beyond its existing building. The project will consist of new development of existing properties along an industrial, office and commercial mixed use primary collector roadway. The rezoning proposal cultivates a unique use that will assist in retaining the skilled workforce of the local United Autoworkers union membership. The above demonstrate compliance with the Community Facilities and Economic Development goals of Plan 2040.

The subject site is located above the 100-year floodplain, does not contain steep slopes, unstable or hydric soils or any protected waterways and, as a result, there are no environmental constraints which would prevent continued development of the property. Tree canopy requirements will be met on the site. The tree canopy provided on the site will improve the tree canopy of the Chamberlain Lane corridor. The proposed development is located on a site that will enable proper stormwater handling and release management that will not adversely affect adjacent and downstream properties. On site detention and low impact development measures will accommodate onsite drainage and mitigate any impacts of the proposed development to the watershed. The stormwater detention design will receive approval from MSD prior to construction. In addition, an Erosion Prevention and Sediment Control Plan utilizing best management practices will be implemented prior to construction. The project will meet all MS4 Water Quality Regulations established by MSD with proper use of green best management practices. These practices protect and integrate with the natural and built environment of the corridor as well as integrate sustainability practices in the process. All of these elements are consistent with the Livability goals and policies of Plan 2040.

As described throughout this zoning justification, the major goals and policies of the Suburban Workplace form district in Plan 2040 (Community Form, Mobility, Community Facilities, Economic Development and Livability) are met with the redevelopment and expansion under the proposed PEC zoning application for 2702 Chamberlain Lane, 3200 & 3201 Collins Lane for the Local 862 United Autoworkers Union.

