

Alton James
Chairperson

Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
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Brenda Goss Andrews
Lisa Whitmore Davis
Damion W. Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

TO: City Planning Commission

FROM: Jamie Murphy, Staff JM

RE: **Request of Fusco Shaffer & Pappas Architects on behalf of the Pope Francis Center to amend Article XVII, District Map 13, of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing a PD (Planned Development) zoning classification where R3 (Low Density Residential) and B6 (General Services) zoning classifications currently exist on one parcel commonly identified as 3769 East Canfield. (RECOMMEND APPROVAL)**

DATE: June 18, 2019

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from Fusco Shaffer & Pappas Architects requesting that the City of Detroit amend Article XVII, District Map No. 13 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' to show a PD (Planned Development) zoning classification where R3 (Low Density Residential) and B6 (General Services) zoning classifications currently exist on one parcel commonly identified as 3769 East Canfield, generally bounded by Garfield Street to the north, Mt. Elliott Street to the east, East Canfield Street to the south and Ellery Street to the west.

The subject property is currently vacant land. Historically, this site was developed with a mixture of uses including a school and housing; however, the buildings were demolished over 20 years ago. The property is located on the east side in City Council District 5.

Proposed Development

The Pope Francis Center proposes to build and operate a bridge housing facility to serve Detroit's homeless community at this site. The purpose of bridge housing is to give people a place to live for 90-120 days to get off the street and transition to permanent housing. The proposed development would include 40 studio apartment units, a cafeteria, gymnasium, library, classrooms and a health clinic. An outdoor secure shelter area will also be included for those who wish to remain outdoors. Certain portions of the building such as the clinic and the gymnasium will be open for community use.

The Pope Francis Center currently operates a facility serving the homeless in downtown Detroit at 438 St. Antoine (southeast corner at Larned). Services provided include meals, laundry facilities and showers, but no overnight shelter. Additionally, people can access medical care, legal advice and

housing providers. The new facility will be an expansion of their services and the downtown location will continue to operate.

Community Outreach

Pope Francis has held a stakeholder meeting and two community meetings to inform the community about the project, gather opinions and address concerns. The District 5 Neighborhood Manager assisted the applicant in contacting nearby residents, businesses and churches. Initial contact was made by door-knocking in the neighborhood; follow-up was by postcard, email and door hangers. The final meeting was held on May 20, 2019 at St. Elizabeth Catholic Church which is 3-4 blocks from the proposed project. About 40 area residents attended and asked questions regarding operation of the facility, security and construction timeline. One suggestion was a board of community members to give ongoing suggestions and address any concerns. The applicant was receptive to this idea and offered to appoint a community member to the board of directors.

CPC PUBLIC HEARING

On June 6, 2019 the City Planning Commission (CPC) held a 6:15 P.M. public hearing on the subject rezoning. Nine members of the public spoke, five were in opposition and four in support.

Points in support:	Assistance for the chronically homeless is needed The site has been vacant for over 20 years No residents or businesses will be displaced The size is manageable—only 40 residents on site Portions of the facility will be open for community use Contaminated soil at the site will be remediated
Points in opposition:	The neighborhood has been neglected and this will bring hope Community has been ravaged & has many similar uses in area This project won't end homelessness The development doesn't consider community Would prefer housing at the site

Planning Commissioners expressed concerns regarding community outreach and the extent of similar uses in the immediate area. The applicant agreed to do additional outreach and obtain letters in support of the project.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North:	B6 (General Services) and R3 (Low Density Residential) – Auto Repair Garage, Food Processing Facility, Single-Family House (at the corner of Mt. Elliott, DLBA-owned)
East:	R3 (Low Density Residential) – Single-Family House, Greater St. Peter's AME Zion Church, Vacant Land
South:	R2 (Two-Family Residential) and R3 (Low Density Residential) – Vacant Single-Family House, Vacant Land
West:	R2 (Two Family Residential) – Vacant Land (DLBA-owned)

Approval Criteria

Preliminarily, this proposal appears to meet the eight approval criteria for a map amendment listed in Section 61-3-80 of the zoning ordinance, specifically:

- *The amendment will not have adverse impacts on property in the vicinity.* The proposed site plan provides adequate landscape buffering for adjacent property. Access to the medical clinic and the gymnasium will be a benefit to the community.

- *The suitability of the subject property for the existing and proposed zoning classifications.* The existing B6 zoning district allows fairly intense uses by-right such as Minor Auto Repair, Car Wash and Used Auto Sales Lot which would not be appropriate directly adjacent to residentially-zoned property. This rezoning corrects this issue and allows a specific mix of uses that will be compatible with surrounding uses and zoning.
- *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.* It's unclear why this site was initially zoned B6 as schools and dwellings are not permitted. Rezoning the site for the proposed uses will enable the development of the underutilized site and address an anomaly in the pattern of zoning.

As a PD district, this proposal is also subject to the approval criteria in Section 61-3-96, specifically:

- *Whether the subject site covers a minimum of 2 acres and is capable of being planned and developed as one integral unit.* Yes, the site is 5.92 acres and the proposal is a single, cohesive development.
- *That no other zoning district classification would be more appropriate.* The unique mixture of uses included in this proposal, especially the outdoor shelter area, is not allowed in a single zoning district.
- *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 Pope Francis Center did extensive research into the best practices and design of facilities that serve the homeless including tours of facilities in 9 cities. The resulting design is distinctive and merits the flexibility of a PD district.
- *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 site is large enough to accommodate the proposed uses and traffic without negative effects on adjacent properties. Substantial setbacks and landscaping are proposed adjacent to the residentially-zoned areas to the south and west.

Master Plan Consistency

The subject site is located within the Middle East Central area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "Institutional" for the subject property. The Planning & Development Department has determined that the proposed map amendment conforms to the master plan.

RECOMMENDATION

Based on the analysis above, CPC staff recommends approval of the map amendment request with the following standard conditions:

1. That the applicant work with the adjacent community to minimize disruption to the neighborhood during construction and to address any impacts on an ongoing basis.
2. That final site plans, elevations, lighting, landscape and signage plans be submitted to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits.

Attachments: Letters of support
Map of nearby similar uses
PDD Master Plan Interpretation

cc: Maurice Cox, Director PDD
Esther Yang, PDD
Karen Gage, PDD
Matt Walters, Mayor's Office
David Bell, Director, BSEED
James Foster, BSEED
Lawrence Garcia, Corporation Counsel

To:
Detroit Planning Commission

I live in the east side neighborhood where the proposed Pope Francis Center is to be built. I'm in full support of what seems a much needed program to address the chronic social problem of poverty and homelessness. Please allow it's passing.

-Jason Flack

Detroit Planning Commission:

I do support the Pope Francis Centers Project on Mt. Elliott and E. Canfield. The proposed Project is located down the Street from St. Elizabeth Catholic Church where I am the Pastor. The goals and objectives of the Housing Program are certainly to be commended and supported. I also propose a Community Board that can monitor the effects of the Project on the surrounding neighborhood. Such a Board organized with the help of the City District Manager would not only deal with the Peoples issues but could be a support of the Center. Our St. Elizabeth Community wants to be involved in some way because of this much needed facility and its program.

Norman P. Thomas
Pastor St. Elizabeth & Sacred Heart Churches.

I went to a meeting to learn more about this center. It is a wonderful idea and I am amazed that it can actually become a reality. I can't imagine why anyone would be against such a worthwhile project. I have sent them a few dollars in support and hope to continue my support when I can. I live only a few minutes from the intended project. I look forward to visiting it when it is completed.

Diane Taylor
3568 Farnsworth, Detroit, Mi 48211.

Love & Peace
Diane Marie Taylor

I am a resident that lives near the site that is proposed to house the Pope Francis Center at 3769 E Canfield St. I am in support of this project because of the below reasons:

1. The Pope Francis Center has agreed to incur the costs of soil remediation of the toxic soil that is currently on this site.
2. This site sat vacant for over 20 years and this project will not be displacing anyone.
3. This project will be assisting people in their transition to have a better life and off the streets.
4. Certain spaces will be open and available for public use including the gym, commercial kitchen, banquet hall, and a free health clinic.

As a member of the community that lives near to this proposed facility, I support this project.

Sincerely,

Dante King
Moran & Farnsworth
313.443.2182

Jamie Murphy

From: Amanda Smith <asmithstylists@gmail.com>
Sent: Tuesday, June 18, 2019 12:36 PM
To: Jamie Murphy
Subject: Fwd: letter of support

Hi Jamie,
Please forward this letter onto the planning commission too. Thank you!

----- Forwarded message -----

From: Adam Verville <urbanruralism@gmail.com>
Date: Tue, Jun 18, 2019 at 12:32 PM
Subject: letter of support
To: <asmithstylists@gmail.com>

Dear City Planning Commission and City Council,

I am a resident that lives near the site that is proposed to house the Pope Francis Center at 3769 E Canfield St. I am in support of this project because of the below reasons:

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As a member of the community that lives near to this proposed facility I support this project.

I would also like to point out that Father Tim has gone out of his way to reach out to the community in the surrounding area of his project. I attended 3 separate meetings where he and his team conducted very open discussions of the issues surrounding the project and for me, addressed the potential red flags. One Community group should not be able to torpedo a project of this scale, especially considering the level of outreach and support from other community members/groups.

Sincerely,

Adam Verville
5147 Joseph Campau
Detroit, MI 48211

Adam.Verville@detcityfc.com
313-283-2739

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Amanda Smith
Office Manager & Administrative Assistant to Father Tim McCabe
Pope Francis Center



THE SENATE
STATE OF MICHIGAN

STEPHANIE CHANG

1ST DISTRICT

P.O. BOX 30036

LANSING, MI 48909 7536

PHONE: (517) 373-7346

FAX: (517) 373-9320

senschang@senate.michigan.gov

June 6, 2019

City Planning Commission
2 Woodward Ave
Suite 208
Detroit, MI 48226

Dear Planning Commission Members,

I am writing this letter to express support for the Bridge Housing development sponsored by the Pope Francis Center, and the many services they will offer to at-risk, homeless residents. I have the honor of serving as State Senator for Michigan's District 1, where the Pope Francis Center's development will be located. The proposed development is the next step in the Pope Francis Center's mission to move from "transactional" to "transformational," preparing Detroit's homeless community for independent living through reliable housing and comprehensive support services.

Recognizing that many residents in our district must overcome a litany of obstacles which require crucial wrap-around services to prevent chronic homelessness, we support the efforts of the Pope Francis Center and their hard work to decrease the rate of chronic homelessness in Detroit. While many individuals and organizations are doing incredible work across the city to address this issue, there remain critical gaps in services. Guests of the Bridge Housing facility will be able to address critical issues such as mental health, substance abuse, life skills, and access to case workers who can help them make this incredible transition in their lives. As a social worker turned public servant, I truly value community organizations providing effective and quality wrap-around services.

As affordable housing has increasingly become scarcer over the last several years, I fully support the Pope Francis Center's proposal for transitional and transformational housing development as a key strategy to ending homelessness for individuals and families.

Sincerely,

Stephanie Chang
State Senator, District 1



**DETROIT CITY COUNCIL – DISTRICT 5
OFFICE OF PRESIDENT PRO TEMPORE
MARY SHEFFIELD**



June 6, 2019

City Planning Commission
City of Detroit
2 Woodward Avenue, Suite 208
Detroit, Michigan 48226

Members of the City Planning Commission:

I have had the opportunity over the past several months to engage with the Pope Francis Center and learn more about their ambitions for a proposed Bridge Housing development. The Pope Francis Center has been a dedicated partner in assisting Detroit's homeless community, and this new facility is a natural progression in their efforts as they aim to transition into the work of transformational care.

Throughout this process, the leadership of the Pope Francis Center has demonstrated an impressive level of communication with the local community, engaging in three formal community meetings and reacting to the various questions with a thoughtful and considered effort to address every concern. I have every confidence that the Center will continue the standard they have established with their current operations as a good neighbor and positive contributor to the community.

I urge this commission to approve the proposed rezoning request and permit the Pope Francis Center to move forward with their good work of assisting Detroit's homeless population.

Sincerely,

A handwritten signature in cursive script that reads "Mary Sheffield".

Mary Sheffield

June 6, 2019

City Planning Commission
City of Detroit
2 Woodward Avenue, Suite 208
Detroit, Michigan 48226

Members of the City Planning Commission:

In 2017, 11,013 people in Detroit experienced homelessness. That's 11,013 too many people on Detroit's streets without a place to rest their head at night. This is an issue that demands our continued attention and our assistance.

Given their complex needs, those struggling with chronic homelessness face the most barriers to achieving housing and stability in their lives. Despite the great work being done by so many individuals and organizations in Detroit, there is a gap in services for these individuals, whether it be housing stability, mental health care, substance use treatment, or other crucial wraparound services.

The Pope Francis Center is one such group, dedicated to serving the needs of our homeless population – particularly the chronically homeless – by providing life-saving services in addition to a variety of clinics including health, dental, legal, bike repair, mail and phone services, and employment assistance. In 2018 alone, the Pope Francis Center served over 58,000 meals, provided 6,000 showers, and cleaned almost 4,000 loads of laundry for our homeless.

The proposed "Bridge Housing" development, presented tonight, is the next step in the Pope Francis Center's mission to move from "transactional" to "transformational," preparing Detroit's homeless for independent living through reliable housing and comprehensive support services. Guests of this facility will be able to address critical issues such as mental health, substance abuse, life skills, and access to case workers who can help them make this incredible transition in their lives.

As part of this endeavor, the Pope Francis Center has shown an early and consistent dedication to engaging with the community in which they hope to join. The development plans include community access to space such as a full-sized gymnasium, commercial cafeteria, classroom and event space, and urban farming. The Center's leadership has been diligent in their outreach to the community through informal conversations as well as three formal community meetings. Their responses to the questions and concerns raised has exhibited their thoughtful and intentional approach to this project, which will also represent a meaningful development in this corner of the city.

For these reasons, and for so many others, we support the Pope Francis Center in their ongoing efforts to make this project a reality, and we urge the city of Detroit and this Commission to provide the necessary and proper support for this project. Together, we can help revolutionize lives and provide dignity for every Detroiter.

Sincerely,

Marshall Bullock
Senate Senator
Michigan's 4th District

Joseph Tate
State Representative
Michigan's 2nd District

Stephanie Chang
State Senator
Michigan's 1st District

Dear City Planning Commission and City Council,

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1. The Pope Francis Center has agreed to incur the costs of soil remediation of the toxic soil that is currently on this site.
2. This site sat vacant for over 20 years and this project will not be displacing anyone.
3. This project will be assisting people in their transition to have a better life and off the streets.
4. Certain spaces will be open and available for public use including the gym, commercial kitchen, banquet hall, and a free health clinic.

Thank you for your continued efforts in listening to our community voice.

Name	Association	Address or Cross Street	Contact info for future news
Karen Hummel	Greenacres	20033 Ronfrew	—
Aaron Neal	UN.C	Frier Ln Nc	
Paul von Oeyen	United Church of Christ		PTVD@aol.com
Sandra Handley	Derby Neigh Alliance	14950 Handers	sandra@derbyneigh.org
TERRILL MCDONNELL	D. Tim Entertainment	20041 Exeter	—
Shanna Lockhart	GRIP. ENT	1707 Burlington	DJ.Possible@gmail.com
Rondae Padgett	Lindale Garden Comm. Assoc.	19661 Cameron Det.	—
TARINA KNUCKLES		3901 Chrysler Det. MI 48201	—
Darina Craig		20262 ORLEANS Det. MI 48203	

Name	Association	Address or Cross Street	Contact info for future news
Tommy Byers	—	454 w. alexandria st. 48001	—
Wanda Boyd	—	533 Orleans	—
Felicis Campbell	—	26051 Dover Ave Warren, MI 48089	—
Amanda Shelton			
Tina Foster	—	12142 BROOKSTONE DET MI 48204	
Eldredge Rogers			
MRS. FREEMAN		7800 E. JEFF.	
Howie Durr		Homeless	
Lucy Pomeroy	Shr, Snomy	—	—
Ricardo L. Moore		14970 Lincoln Ave Eastpointe MI 48021	
Megan Lewis	—	2204 Ryan St.	

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6/14

6/14

11

Name	Association	Address or Cross Street	Contact info for future news
Zenon Zeligowski	(Grew-up in neighborhood)	656 LOthrop DET. MI 02	
McCall Kerner	Born and raised there	2725 LARNED / det mi 07	
Collin Frederick	-work in Detroit.	2460 parklawn St. Oak Park	
Leri Catalano	resident.	Farnsworth / Moran 48207	
Shimexia Nichols	resident	8219 E. Canfield 48214	X
Stalibah Smith		16824 Washburn Det 48221	
Nick Leonard		4167 Audubon Detroit 48224	
Meg Kraus		851 Orchard Blvd Dearborn, MI 48124	
Ronell McGehee	resident	4437 Dubois 48207	

Name	Association	Address or Cross Street	Contact info for future news
Una Beredine	Community	Wanda Lanier ⁰⁷	310 484 8639
Sharganda Burton	"	5109 Grandy Det. MI 48211	(313) 645-1050
Charles Ingram		4821 Grandy ⁰⁷	313-685-3881
Lanora Bostic		2257 W	313-733-7457
Andesta Jefferson	Community	4860 Willis CANTON DET, MI	313-848-4468
	Community Residence	3565 E. Canfield Detroit MI 07	818. 469. 4100
Diana Myles	Community Residence	3516 SE Canfield Detroit MI 07	313.384.7081
BERNARD BOSTIC		2257 E. W. 1/5 ⁰⁷	
PHOEBE JOYNT	Community	4230 Mitchell ⁰⁷	585-406-7893
Bree Hietala	community	4457 Mitchell 48207	248-467-4717
Kevin Boyd	Community	4457 Mitchell 48207	314-496-9514
Dave Roberts	community	4656 Jos Campau 48207	313-580-8872
Rico Stevenson	Community	2231 E. Willis Det. MI 48207	X
J. E. McCall	E. Canfield/Chese Association, President	4437 Dubois Detroit, MI 48207	jemccall78@gmail

Name	Association	Address or Cross Street	Contact info for future news
M. A. Fleming	Det. resident	15733 W. Hillfield Det., MI 48227	no
Soe H. Poe		2223 E. Canfield Det. MI. 48207	313-629-8806
Nancy Poe		2223 E. Canfield Det., MI 48207	—
William Jackson	DET RESIDENT	2242 Garfield DET, MI 07	no
LAWRENCE Davis	Det	2435 Sheridan 10308 Hager	None
Arthur Daniel		1971 E. Canfield Det. MI 48207	

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	Name	Association	Address or Cross Street	Contact info for future news
1	Johnnie Stevenson		St. Aubin	850 2843
2	KINGA OSZ-KEMP	NEIGHBOR	3327 FARNSWORTH	KINGA@INKINBLOOM.COM
3	Theo Kozerski	Neighbor	3410 Farnsworth	Theodore.Kozerski@gmail.com
4	MARIAN Steggerda	Neighbor	3379 FARNSWORTH	MOLLYMOTOR65@gmail.com
5	Klair Urbin	neighbor	3414 Farnsworth	Klair.urbin@gmail.com
6	AMANDA Gordon	Neighbor	3414 Farnsworth	N/A
7	William Wynn	neighbor	3405 Farnsworth	N/A
8	maxine Verillo	neighbor	3405 Farnsworth	n/a
9	Dante King	neighbor	3411 Farnsworth	n/a

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Name	Association	Address or Cross Street	Contact info for future news
JANETT PAYNE	JONSIN for Change	4239 Dubois DETROIT, 48207	313-527-0596
Russell Cooper	J4C	4239 Dubois DETROIT, 48207	586-40-6473
CATINA JONES	J4C	12270 Lansdowne	313-658-4447
LADONNA NEAL	J4C	12284 Payton DETROIT MI 48224	313-633-6782
ELLEZY MUEY	J4C	12884 Payton DETROIT 48224	313-334-0705
SHAWN STEVERSON	J4C 223	2231 E. Willis DETROIT, 48207	248-212-8662
RICO STEVERSON		2233 E. Willis DET. 48207	313-720-6271
MYRON BROWN	J4C	2245 E. Willis DETROIT 48207	313-624-7067
TERRANCE BROWN	J4C	2245 E. Willis DETROIT 48207	313-646-3462

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Name	Association	Address or Cross Street	Contact info for future news
Sherry Sams		3700 E. Ferry Detroit 48207	SAMSSHERRY21@YAHOO.COM
Margaret Sams		3700 E. FERRY DETROIT 48207	313-579-7413
Khadijah Sams		3700 E Ferry Detroit 48211	313-579-7413
Sherrice Sams		3700 E FERRY Detroit 48211	SAMSSHERRY21@YAHOO.COM
Steven Martin		3700 E. Ferry Detroit 48207	313-778-7432
Destawn Cain	J4C	8090 HOUSE Detroit 48234	MR.CAIND@YAHOO.COM (313) 566-3128
DeJuan White	J4C	8098 HOUSE 48234	313 366-0397
LATHAN HUTCHINSON	J4C	4158 Dubois DETROIT 48207	313-221-4608
SEAN HUTCHINSON	J4C	4158 Dubois DETROIT 48207	313-204-0970

Name	Association	Address or Cross Street	Contact info for future news
Keisha Tarr	J4C	2245 E. Willis DETROIT	313-624-7067
Roy Lewis	J4C		313-978-9710
Willie Harney	J4C		Willieglas313@yahoo.com
ERIC WALDON	J4C	2245 E. Willis DETROIT 48207	248-949-9404
Edmund Waldon	J4C	2245 E. Willis DETROIT 48207	313-685-9039
Lee Coward	J4C	3156 ILLINOIS DETROIT 48207	313-808-5329
VANESSA HICKS	J4C	4289 Osborn DETROIT 48207	313-624-7135
Valencia Daniels	J4C	Confield DETROIT 48207	313-729-6085
BRUCE FREEMAN	J4C	15885 EASTWOOD DETROIT 48205	313-658-2027
DANNY LONDON	J4C	12270 Lansdowne DETROIT 48224	313-527-0596
Bresha CRIGGS	J4C	12267 Lansdowne DETROIT 48224	313-658-2027
TYNITA SUTER	J4C	18530 Fordham DETROIT 48205	313-658-2027
George LONG	J4C	12270 Lansdowne DETROIT 48205	glong@gmail.com
KEVIN JONES	J4C	4239 Osborn DETROIT 48207	CoachKellogg1@yahoo.com

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Name	Association	Address or Cross Street	Contact info for future news
Sybil Batts	community	19216 Georgia St.	
Clarissa Merriter	community	14501 Eastburn	
David Jones	19365 Spencer	19365 Spencer	
Janet Jones	19365 Spencer	19365 Spencer	
Quanesha Jones	" "	14501 Eastburn	
Devon Merrithar	19365 Spencer	19365 Spencer	
Stephanie Jones	" "	19365 Spencer	
DeSuan White	" "	19365 Spencer	
Janet Brandon	" "	8090 House	313 366 1882

Name	Association	Address or Cross Street	Contact info for future news
Ronald Brandon		8090 House	
DAVID STEWART		48207 3609 House	248-667 6868
JUSTIN		6324 Gratiot Palms Liquor st.	
Clara Must		99 E FOREST APT 202 DETROIT MI	313-957-8411
Ricky Speight		48207	
LAWANDA BOYD		48207	
Deborah Rimson Deborah Rimson		2566 E. Grand Blvd 48211	313 428-1984
Leon Turner		48211 8394 CHENEST	313-828-1156
Mike Solomon		5625 KIRBY	313-452-9801
CALVIN TYNER		48211 5334 CHENEST	313-828-1156
GREGORY ROGERS		4335 CHRYSLER	313 832-4212
Lina Dukes		48225	248 974 3910
Jordan Draquonna		48227	234 299 6204
Cherise Underwood	Community	48227	313 457 5436

Pope Francis Center Petition

(13) D. Rinsard

Name	Association	Address or Cross Street	Contact info for future news
Jevetta Brown		3346 E, Forest	(313) 808-2701
Deborah Brown		3346 E Forest	313 921-3509
Connie Underwood		4254 Mitchell	313-208-2306
SUSAN Lyles		4415 Mitchell	312-618-5008
Tanisha Brown		12225 Longview Det 48213	313-482-1860
April Harris		19944 Brackel Detroit, MI 48219	(313) 424-9503
Shareva Arthur		12035 State Fair Detroit, MI 48202	(734) 772-3983
Simmy Thomas		12225 Longview	313 556 6098
JOSEPH WALNACE		2566 Brackel Detroit, Mich, 48211	734 363 2017
Isaac Rinsard	Community	48211	313 399 2695
Clarence Field		48207	313 704-4793
Sonya Fails		48207	313 544 6320
June Antoine	Community	48207	313 828-9126



Pope Francis Center

19 D. RIMSON

Pg 4

Name	Association	Address or Cross Street	Contact info for future news
Elaine Williams	Community	48207	
Keyon Williams	"	"	
Keyon Williams	"	"	
Sepp Williams	"	"	
Keyona Williams	"	"	
Gloria Williams	"	48219	
Regina Williams	"	48219	
Miss Chris Williams	"	48207	
Clyde Gilcham	Resident	48214	
Debra Redmond	"	48223	
Robert Redmond	"	48227	
Tasha Redmond	"	48219	
Ria Thurman	Resident	48207	
Briva Taylor	Resident	48234	

Name	Association	Address or Cross Street	Contact info for future news
Herbert Williams Jr HERBERT Williams Jr	-	4765 Mt. Elliott	n/a 313-231-9122
ANDREW Williams		4769 Mt Elliott	313 571-3871
Silvs Sears		4823 MTEHOTT	313-559-7772
Ormel Pruitt		4416 Meldrum	313 (778)-4863
Indea Williams		4769 Mt Elliott	(313) 834-2565
Gene Merfield		47467 Meldrum	313 626-944-925647
James Sawyer		4610 Mt. Elliott	313 471-9615
James Merfield		4467 Meldrum	718-5620
SHAGUIA TAYLOR Shylynn		3957 Canton	313 768 6540
Jessy Merfield		4467 Meldrum	313 622-4874
Dorwin Beasley		4814	828 2649
Cornel Mitchell		3338 (ARFELL)	(313) 850-0322
Meg Whalley		5409 Mt. Elliott	(313) 828-9215

Name	Association	Address or Cross Street	Contact info for future news
Theresa [unclear]		1170 [unclear]	
Fredrick Thomas		34 [unclear]	
Aricia Pounds		3609 E Hancock	
Ronald D Warr		3626 Hancock	
Janice Kound		3681 E Hancock	
Jessie Conley		2663 M. K. Blvd	
C Strickland		3537 Hancock	
B. Riggins		3539 Hancock	
Sherry Landrum		1239 Holcomb	
Sam I. [unclear]		3532 Hancock	
JE Fry Daniels		3562 Hancock	
Andre Burnett		3562 Hancock	
Pauline Butler		3694 Hancock	
[unclear]		4761 W. E. [unclear]	

NEW REC. CENTER



TO: Mr. Marcell Todd, Legislative Policy Division
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: June 12, 2019
CC: Maurice Cox, Director, Planning and Development (PDD)
Karen Gage, Director, PDD Zoning and Innovation
Greg Moots, PDD Zoning and Innovation
Kevin Schronce, PDD Central Region

RE: **Master Plan of Policies review of request to modify the existing B6 (General Services District) and R3 (Low Density Residential District) zoning classification to PD (Planned Development) for the property commonly known as 3769 E. Canfield, generally bounded by E. Canfield, Ellery, Garfield, and Mount Elliott**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed Rezoning.

The proposed map amendment is at the request of Fusco, Shaffer & Pappas Inc. on behalf of Pope Francis Center to develop a facility to serve the homeless, consisting of residential units with a cafeteria, gymnasium, and library.

Location

The subject site is located at 3769 E. Canfield, bounded by E. Canfield Street, Ellery Street, Garfield Street, and Mount Elliott Avenue.

Existing Site Information

The subject site is currently empty.

Surrounding Site Information

There are trucking-related uses to the north, homes and vacant lots to the south and east, and vacant residential lots to the west. The Future General Land Use designation is Medium Density Residential to the east, Institutional and Low / Medium Density Residential / Commercial to the north, and Low / Medium Density Residential / Commercial to the west and south. The broader area is characterized by mostly vacant residential lots.

Project Proposal

Proposed is a 2 story tall building containing 40 apartments with amenities and support services, including a health clinic. This facility will be used for assisting the homeless population.



Interpretation

Impact on Surrounding Land Use

The anticipated impact on the surrounding uses is minimal, as the uses are either commercial or vacant. There should not be excessive noise or other impacts from the proposal. The land to the east, north and south is zoned R3, to the north is B6.

Impact on Transportation

Given the current under-utilization of the streets surrounding the site and the fact that Mt. Elliott Street is designated as a “Major Street”, as is East Forest Avenue (1 block to the north), the development is not anticipated to create significant negative traffic impacts. . Buses runs on Mt. Elliot Street and East Forest Avenue.

Master Plan Interpretation

The subject site area is designated **Institutional (INST)**. Institutional status applies to areas of approximately 10 acres or more with educational, religious, health or public uses, including: churches, libraries, museums, public or private schools, hospitals, or government building, Institutional structure or land used for public purposes. The proposed development also meets Goal 8, “Increase support services for the City’s homeless population”, of Citywide Health and Human Services policies.

The proposed use is an institutional one, as it serves the homeless population.

The proposed development and rezoning conforms to the Future General Land Use characteristics of the area.

The institutional nature of the proposed development that the PD zoning will facilitate follows the Future General Land Use designation of the area, and thus this rezoning conforms to the policies of the City’s Master Plan.

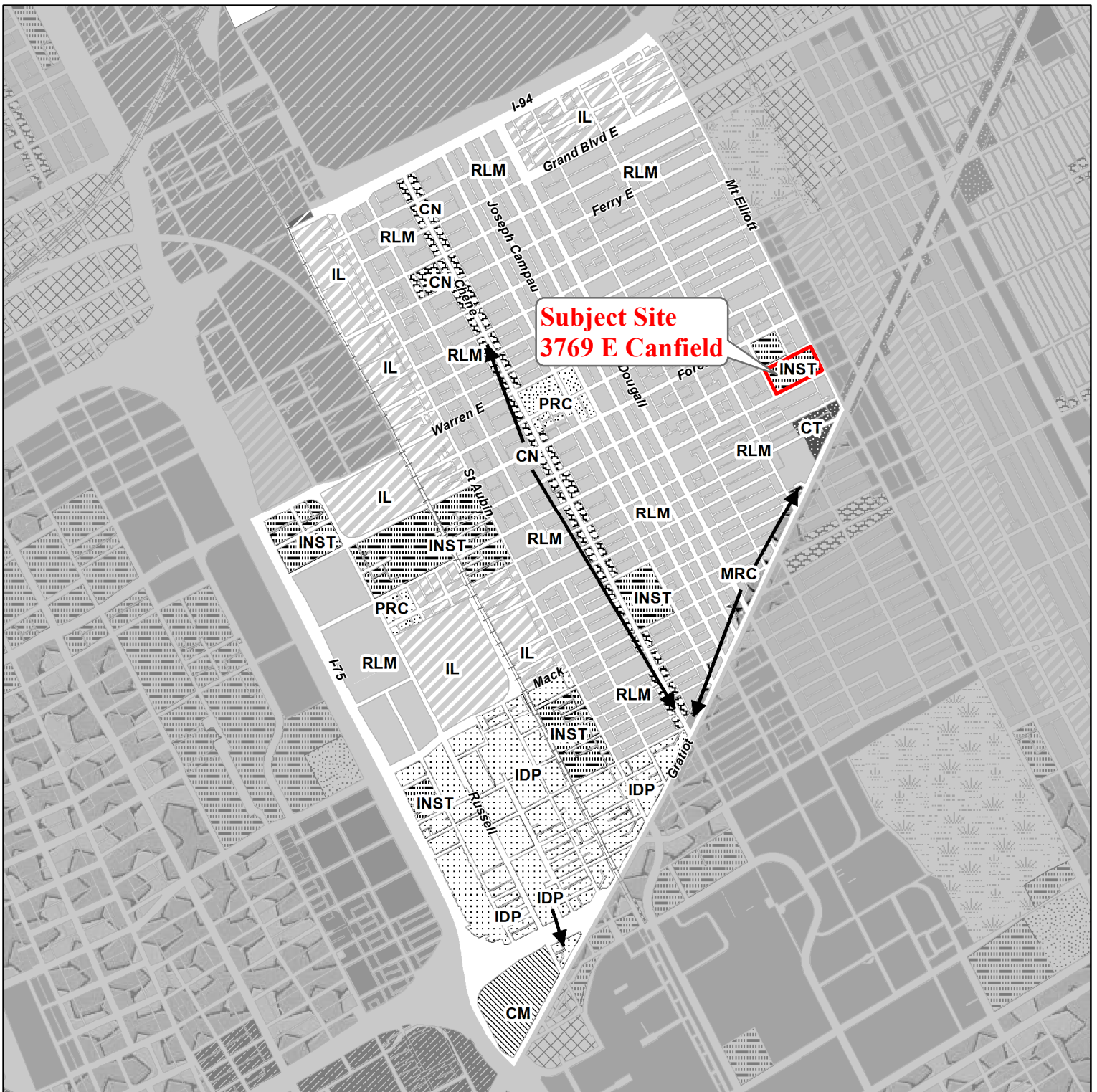
Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Esther Yang'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Esther Yang
Planning and Development Department

Attachments

Future General Land Use Map: Map 4-6B, Neighborhood Cluster 4, Middle East Central.



Subject Site
3769 E Canfield

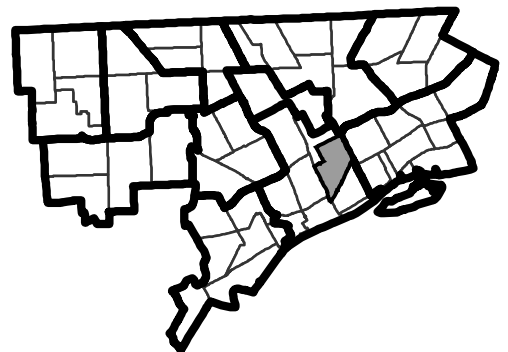
Map 4-6B
City of Detroit
Master Plan of
Policies

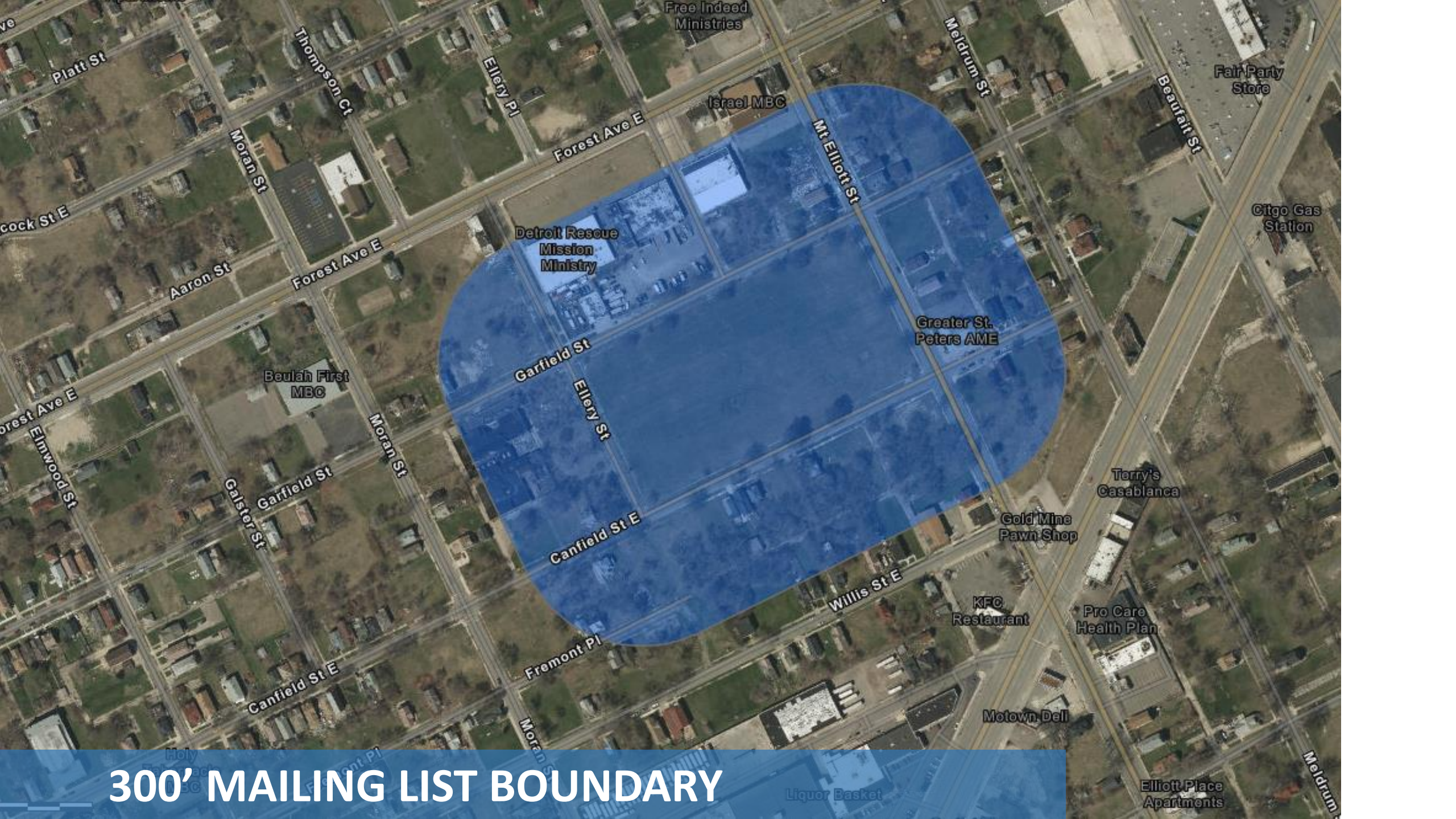
Neighborhood Cluster 4
Middle East Central



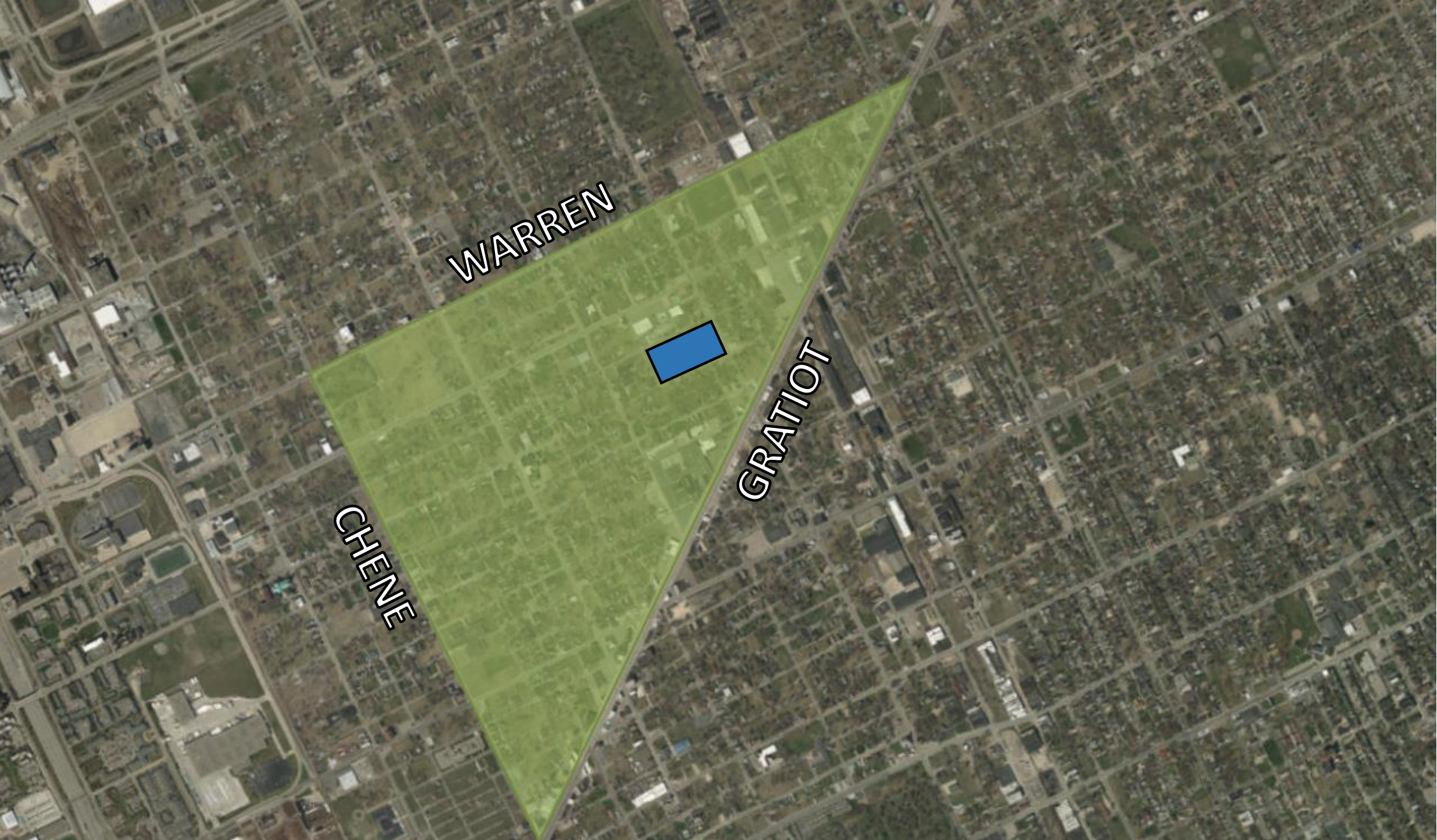
Future Land Use

- | | | |
|--|--|---------------------------|
| Low Density Residential (RL) | Thoroughfare Commercial (CT) | Mixed - Town Center (MTC) |
| Low / Medium Density Residential (RLM) | Special Commercial (CS) | Recreation (PRC) |
| Medium Density Residential (RM) | General Industrial (IG) | Regional Park (PR) |
| High Density Residential (RH) | Light Industrial (IL) | Private Marina (PRM) |
| Major Commercial (CM) | Distribution / Port Industrial (IDP) | Airport (AP) |
| Retail Center (CRC) | Mixed - Residential / Commercial (MRC) | Cemetery (CEM) |
| Neighborhood Commercial (CN) | Mixed - Residential / Industrial (MRI) | Institutional (INST) |

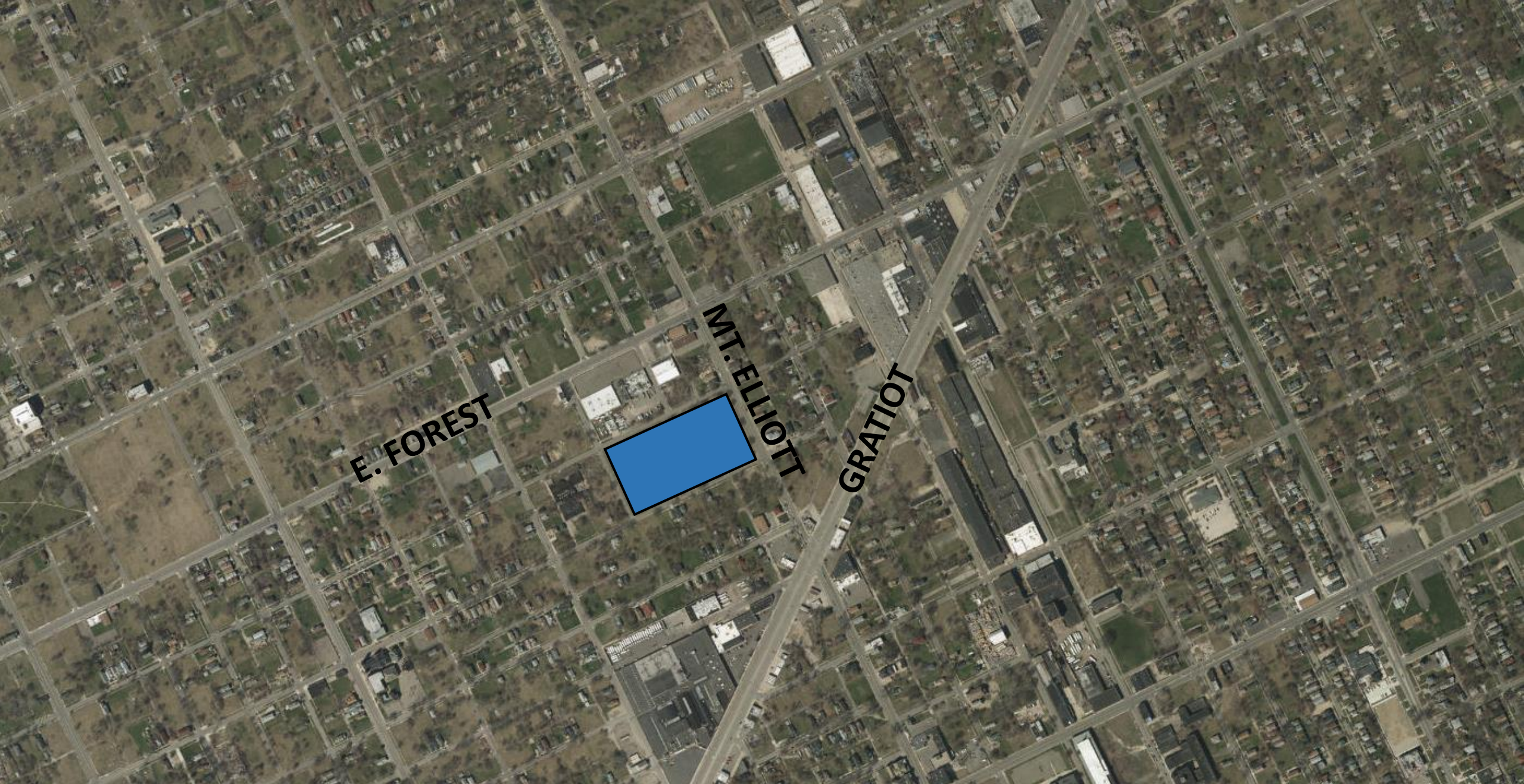




300' MAILING LIST BOUNDARY



COMMUNITY OUTREACH BOUNDARIES



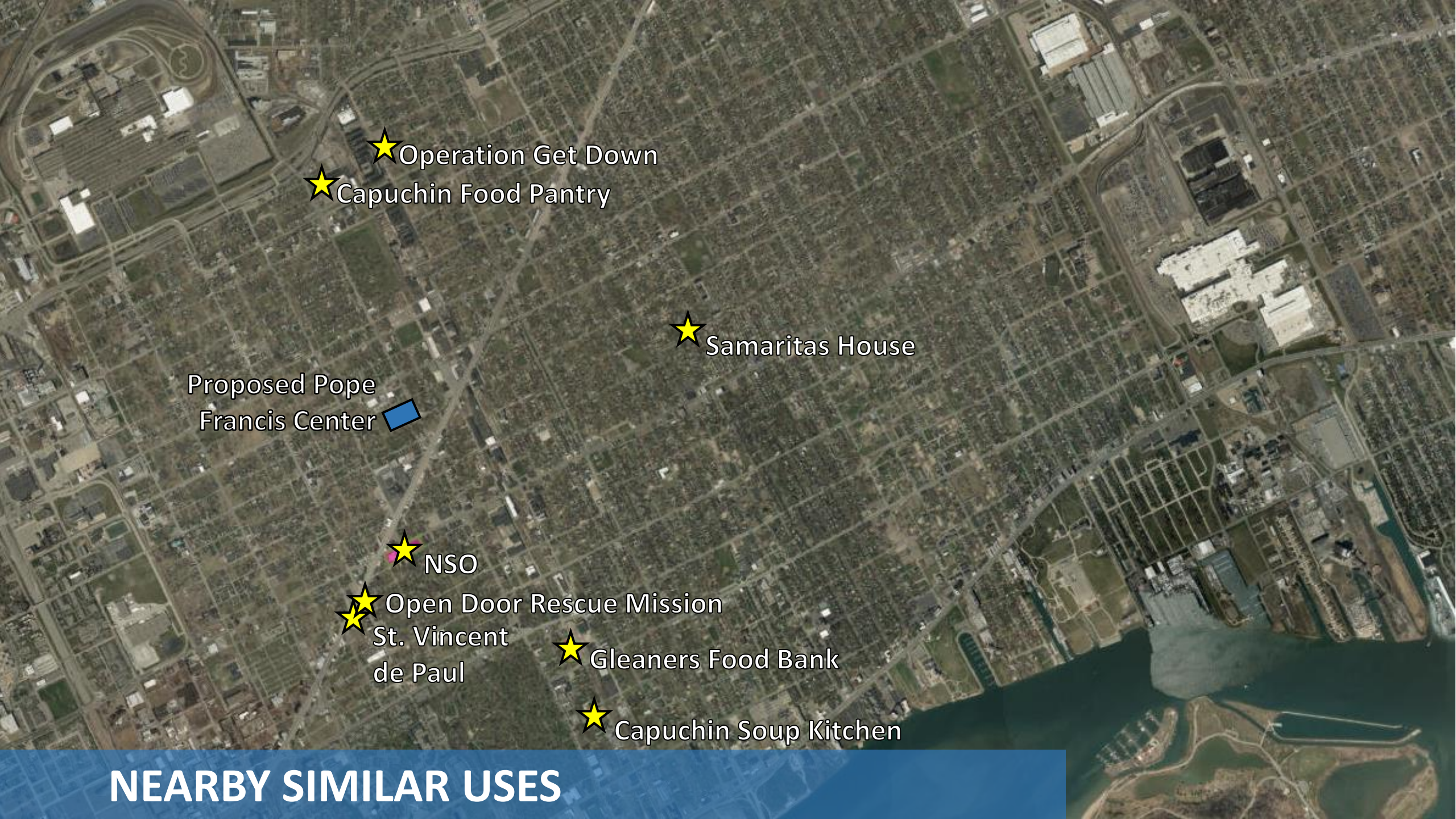
E. FOREST

MT. ELLIOTT

GRATIOT




NEARBY SIMILAR USES



★ Operation Get Down
★ Capuchin Food Pantry

★ Samaritas House

Proposed Pope
Francis Center 

★ NSO

★ Open Door Rescue Mission
★ St. Vincent
de Paul

★ Gleaners Food Bank

★ Capuchin Soup Kitchen

NEARBY SIMILAR USES

#1 Capuchin Soup Kitchen – 1.4 miles away



#2 Samaritas House – 1.4 miles away
(for homeless women & women leaving corrections)



#3 NSO – 0.8 miles away
(transitional housing & walk-in shelter)



#4 Open Door Rescue – 0.8 miles away (transitional housing)



#5 St. Vincent de Paul – 1.0 miles away
(thrift store, dental clinic)



#6 Capuchin Food Pantry – 1.0 miles away



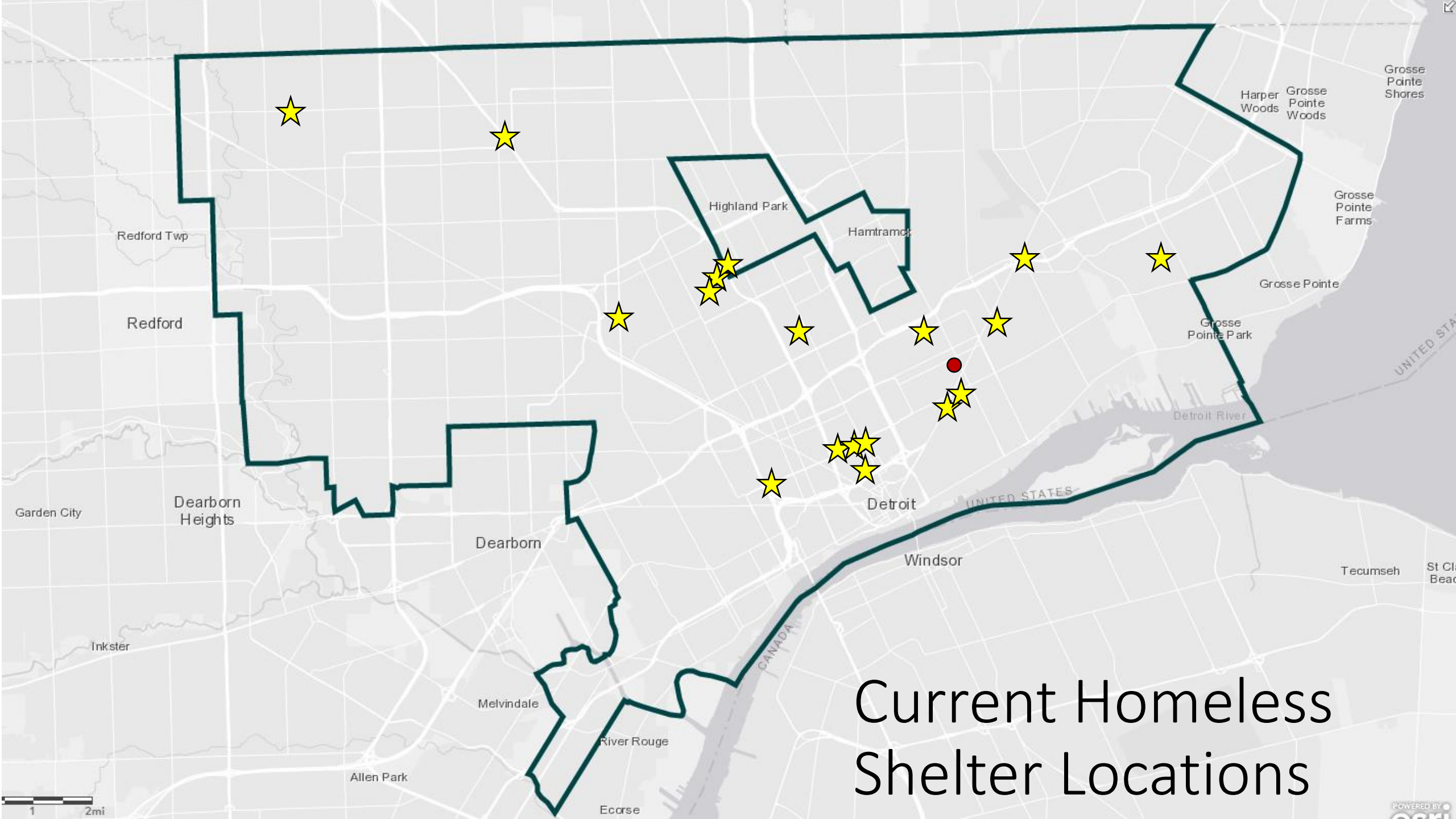
#7 Quality Behavioral Health – 1.5 miles away (substance abuse treatment)

(formerly Operation Get Down)



#8 Gleaners Food Bank – 1.2 miles away





Current Homeless Shelter Locations