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Vice Chair/Secretary

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Director

**City of Detroit**  
**CITY PLANNING COMMISSION**  
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David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

October 17, 2019

## HONORABLE CITY COUNCIL

**RE:** Request of Parkstone Development Partners on behalf of Wilbur Block, LLC to amend District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street (**RECOMMEND APPROVAL**).

### RECOMMENDATION

On June 6, 2019 the City Planning Commission voted to recommend approval of the request of Parkstone Development Partners on behalf of Wilbur Block, LLC to amend District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown for the properties described above.



Proposed Wilbur and Lincoln mixed-use development

## **NATURE OF REQUEST**

The proposed rezoning is planned for the properties located east of Lincoln Street and between Wilbur Street and the public alley just north of Wilbur Street.

The development proposes a five story, 55 ft tall, 46,475 square foot (sf) mixed-use building. The development would encompass 43 apartment units on upper floors. The residential unit mix includes 15 studio, 23 one-bedroom and four two-bedroom units.

The proposal also plans for 5,605 sf of retail space on the ground floor which would utilize the public alley for loading access. Parking is planned to be adjacent and will total 44 spaces.

## **PLANNING CONSIDERATIONS AND ANALYSIS**

### **Surrounding Zoning and Land Use**

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

**North:** M4; Industrial building, parking lot  
**South:** M4; Commercial, auto-related use building  
**East:** M4; underutilized lot  
**West:** R5; surface parking lot, vacant building

### **Zoning**

The request that is being considered is for a zoning map amendment to show a SD2 Special Development District, Mixed-Use zoning classification, where an M4 Intensive Industrial District currently exists.

The M4 zoning district primarily allows for industrial uses which are usually considered objectionable and not appropriate next to residential uses. New residences are prohibited in this district, with the exception of very minimal residential uses such as loft conversions of existing buildings. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

The petitioner is seeking to replace this zoning classification with the SD2 zoning district, which in general is designed to encourage a complementary mixture of pedestrian- and transit-oriented uses that may be compatible with a neighborhood center, or with a location along major or secondary thoroughfares. This district generally allows for parking requirement reductions to encourage non-motorized transportation and lessen the demand for off-street parking

## **COMMUNITY ENGAGEMENT AND PUBLIC HEARING RESULTS**

During the May 2<sup>nd</sup> public hearing, no one spoke in reference to this agenda item. The development team did, however, submit letters of support for the project from various entities with interests in the area.

The development team has engaged the West Grand Boulevard Collaborative (which consists of a number of community organizations in the Northwest Goldberg community), Midtown Detroit Inc., and Henry Ford Health Systems regarding this proposal.

## **ANALYSIS**

According to Sec. 50-3-70 of the Zoning Ordinance, certain criteria must be met to facilitate the requested petition. The following are considered for map amendment petition:

*(1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact:*

The proposed rezoning will meet the changing condition of underutilized, industrially zoned land transitioning to Special Development District, Mixed-Use (SD2) in nearby areas. In the East Grand Boulevard area known as Milwaukee Junction, there was a rezoning to allow for the SD2 zoning classification in a historically industrial area. Other areas around the city are also transitioning to the mixed-use (SD1-SD2) districts.

*(2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance:*

The subject site is located within the Rosa Parks area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Light Industrial (IL) for the subject property. This land use designation is described as *consisting of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks.* The amendment is considered to be consistent with the Master Plan of Policies. The proposed SD2 zoning district aligns with the IL Master Plan designation, as a district that is appropriate for this future land use designation.

*(3) Whether the proposed amendment will protect the health, safety, and general welfare of the public:*

The proposed amendment can be considered an improvement to the health, safety and general welfare of the surrounding neighborhood. If adopted, the proposed amendment would serve to reduce the intensity of uses that are currently allowed from industrial uses to residential and commercial uses.

*(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:*

There are not expected to be any major concerns regarding access to public facilities and services.

*(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:*

The proposed rezoning is not expected to negatively impact the natural environment, but should be an improvement due to what is currently allowable on the subject site.

*(6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract:*

The proposed amendment is not anticipated to have adverse impacts on property in the vicinity.

*(7) The suitability of the subject property for the existing zoning classification and proposed zoning classification:*

The proposed zoning and project that is being put forward requires the requested zoning classification change in order to proceed. The previous use that existed on this site was a single-family dwelling adding to the rationale that this site is appropriate for the proposed zoning classification.

(8) *Whether the proposed rezoning will create an illegal "spot zone":*

The proposed rezoning will not create an illegal spot zone as it involves multiple parcels that are contiguous and at the end of the subject block.

### CONCLUSION

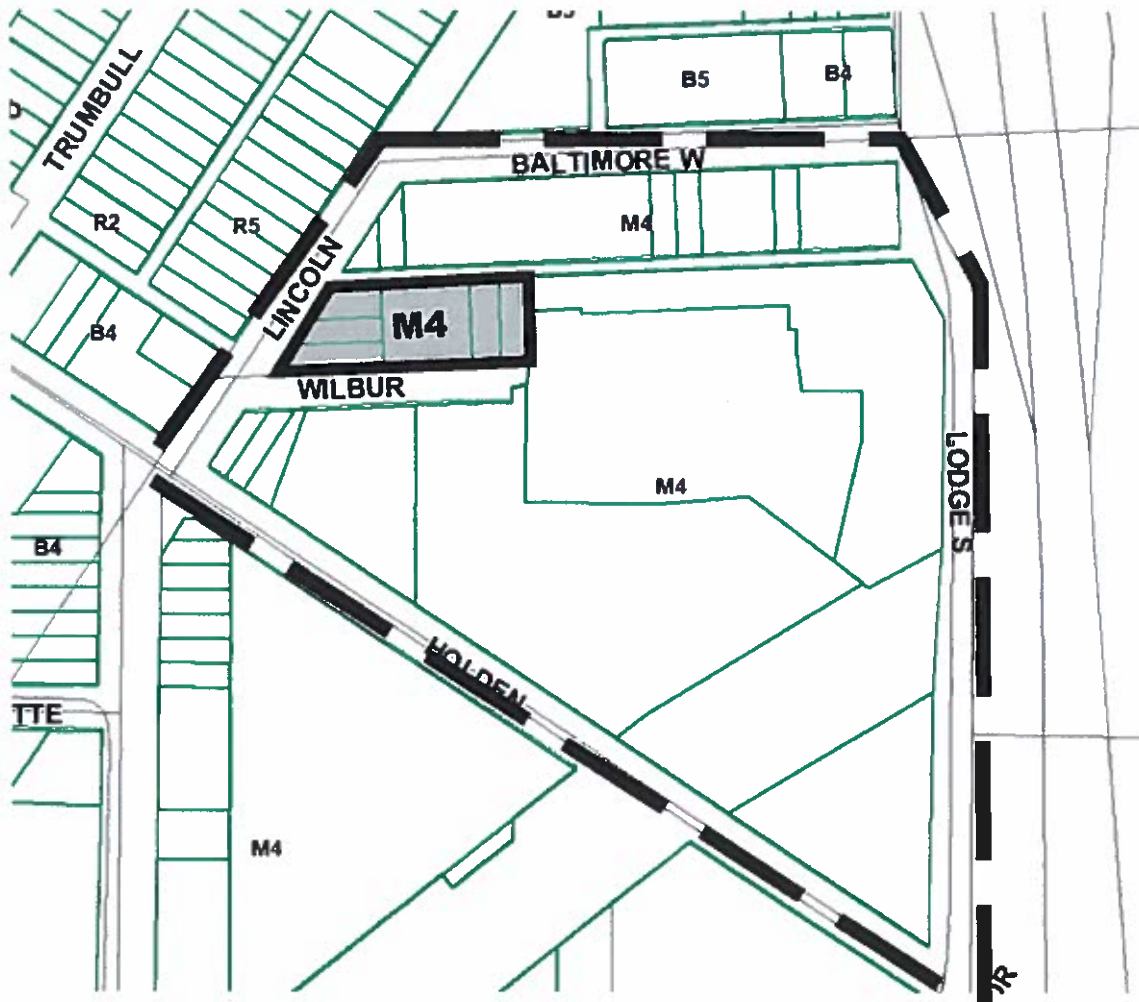
This proposal meets the criteria set forth for rezoning. Surrounding neighborhood organizations are seemingly supportive of this project. Based on all factors that were considered, the City Planning Commission voted to recommend approval of this request.

Respectfully submitted,



Marcell R. Todd, Jr., Director  
Kimani Jeffrey, City Planner

Attachment:  
Ordinance  
Plans





Kimani Jeffrey, City Planner  
Detroit City Council  
Legislative Policy Division/City Planning Commission  
Coleman A. Young Municipal Center  
2 Woodward Ave., Suite 208  
Detroit, MI 48226

April 16, 2019

Mr. Jeffrey:

Please be advised that Henry Ford Health System consents to the proposed re-zoning of 6302, 6310, 6320 Lincoln St., and 1262, 1240, and 1234 Wilbur Street, for the Wilbur Block Development (from M4 to SD2).

Please contact Tom Habitz ([thabitz1@hfhs.org](mailto:thabitz1@hfhs.org), (313) 874-7469) for additional informational needs on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gene D. Barber", with a long horizontal flourish extending to the right.

Gene D. Barber  
Vice President, Facilities & Support Services  
Henry Ford Health System

## **SUMMARY**

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, Sec. 50-17-8 – District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street.

1 **BY COUNCIL MEMBER \_\_\_\_\_ :**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, 'Zoning,' commonly  
3 known as the Detroit Zoning Ordinance, by amending Article XVII, Sec. 50-17-8 District Map  
4 No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use)  
5 zoning classification where an M4 (Intensive Industrial District) zoning classification is currently  
6 shown for the properties bounded by Baltimore Avenue on the north, the Lodge Expressway on  
7 the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known  
8 as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

10 **Section 1.** Article XVII of Chapter 50 of the 2019 Detroit City Code is amended as  
11 follows:

12 (A) Sec. 50-17-8 District Map No. 7 is amended show an SD2 (Special Development  
13 District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning  
14 classification is currently shown on:

15 The land situated in the City of Detroit, County of Wayne State of Michigan, and  
16 described as follows:

17 6302 Lincoln

18 LOT 37 AND THE WEST 3 FEET OF EAST 30 FEET OF SOUTH 30 FEET OF LOT 36

19 EUGENE ROBINSONS SUB LIBER 15 PAGE 34 PLATS, WAYNE COUNTY RECORDS

20 6310 Lincoln

21 LOT 36 EXCEPT THE EAST 27 FEET & EXCEPT THE WEST 3 FEET OF EAST 30 FEET

22 OF SOUTH 30 FEET EUGENE ROBINSONS SUBDIVISION LIBER 15 PAGE 34 PLATS,

23 WAYNE COUNTY RECORDS

1 6320 Lincoln  
2 LOT 35 EXCEPT THE EAST 27 FEET, EUGENE ROBINSONS SUBDIVISION LIBER 15  
3 PAGE 34 PLATS, WAYNE COUNTY RECORDS  
4 1234 Wilbur  
5 EAST 5 FEET OF LOT 41 AND ALL OF LOT 42 OF E ROBINSONS SUBDIVISION LIBER  
6 15 PAGE 34 PLATS, WAYNE COUNTY RECORDS  
7 1240 Wilbur  
8 EAST 10 FEET OF LOT 40 AND WEST 25 FEET OF LOT 41 E ROBINSONS  
9 SUBDIVISION LIBER 15 PAGE 34 PLATS, WAYNE COUNTY RECORDS  
10 1262 Wilbur  
11 EAST 27 FEET LOTS 35 & 36 ALL LOTS 38 & 39 AND WEST 20 FEET LOT 40 OF E.  
12 ROBINSONS SUBDIVISION LIBER 15 PAGE 34 PLATS, WAYNE COUNTY RECORDS

13

14 Section 2. All ordinances or parts of ordinances in conflict with this ordinance are repealed.

15 Section 3. This ordinance is declared necessary for the preservation of the public peace,  
16 health, safety and welfare of the people of the City of Detroit.

17 Section 4. This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
18 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),  
19 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Lawrence T. Garcia,  
Corporation Counsel





GRASSO  
HOLDINGS

**Alexander Gorlin Architects**  
THOMAS ROBERTS ARCHITECT

**1234  
WILBUR  
STREET**





LINCOLN STREET FACADE. PUBLIC ALLEY ON THE LEFT. WILBUR STREET ON THE RIGHT

<p>Project #</p> <p>WILBUR STREET</p>	
<p>Client</p> <p>BRUNNEN HOLDINGS LP          10000 WILBUR STREET SUITE 100          PORTLAND, OR 97202          503.251.1000          www.brunnen.com</p>	
<p>Architect</p> <p>BRUNNEN HOLDINGS LP          10000 WILBUR STREET SUITE 100          PORTLAND, OR 97202          503.251.1000          www.brunnen.com</p>	
<p>Architect of Record</p> <p>BRUNNEN HOLDINGS LP          10000 WILBUR STREET SUITE 100          PORTLAND, OR 97202          503.251.1000          www.brunnen.com</p>	
<p>Scale</p> <p>1/8" = 1'-0"</p>	<p>Date</p> <p>10/15/2024</p>
<p>Project Name</p> <p>FACADE OPTION #2</p>	
<p>Drawn By</p> <p>10/15/2024</p>	<p>Checked By</p> <p>10/15/2024</p>
<p>Designed By</p> <p>10/15/2024</p>	<p>Reviewed By</p> <p>10/15/2024</p>
<p>Scale</p> <p>AS SHOWN</p>	<p>Sheet No.</p> <p>10/15/2024</p>



WILBUR STREET LOOKING TOWARDS LINCOLN STREET AND RESIDENTIAL ENTRY

<p>PROJECT NO: 2024-01</p> <p>DATE: 10/25/24</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: 334 WILBUR STREET</p> <p>CLIENT: ABC DEVELOPMENT</p> <p>ARCHITECT: XYZ ARCHITECTS</p>							
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>10/25/24</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	10/25/24
NO.	DESCRIPTION	DATE					
1	ISSUED FOR PERMIT	10/25/24					
<p>DESIGNED BY: J. SMITH</p> <p>CHECKED BY: M. JONES</p> <p>DATE: 10/25/24</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: 334 WILBUR STREET</p> <p>CLIENT: ABC DEVELOPMENT</p> <p>ARCHITECT: XYZ ARCHITECTS</p>							



1ST FLOOR	9 790 SF	
-RETAIL	9 609 SF	
FLOOR 2		
-STUDIO	3	
-1 BED	0	
-2 BED	1	
FLOOR 3 & 4	9 100 SF	(PER FL.)
-STUDIO	4	(PER FL.)
-1 BED	8	(PER FL.)
-2 BED	1	(PER FL.)
TOTAL SF	46 475 SF	
APARTMENTS	45	(TOTAL)
-STUDIO	18	(TOTAL)
-1 BED	33	(TOTAL)
-2 BED	4	(TOTAL)
PROVIDED PARKING	44 SPACES	
BUILDING HEIGHT	46	

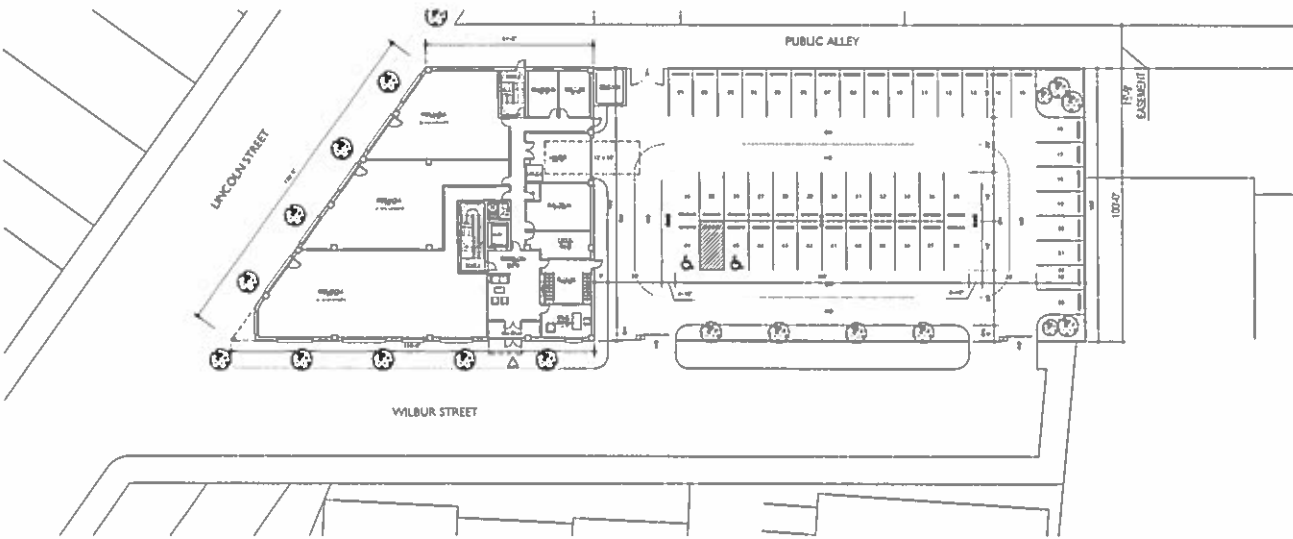
OFF-STREET LOADING SPACES REQUIRED 2 SPACES

RETAIL, SERVICE, COMMERCIAL USE (1) 12 x 30  
 MULTIFAMILY DWELLING (1) 17 x 30  
 A PUBLIC ALLEY FOR ONE OF THE LOADING ZONES  
 WILL REQUIRE BASEMENT PETITION AND MAINTENANCE  
 AGREEMENT WITH DPW FOR LOADING ACCESS AND TRAFFIC.

OFF-STREET PARKING SPACES REQUIRED 44 SPACES  
 (7 UNACCESSIBLE AND 1 CARSPACE USABLE SPACE MISSING)

RETAIL, SERVICE, COMMERCIAL USE 6 (1) 12 x 30 = 12 SPACES  
 ORIENTED RETAIL, SERVICE, OR COMMERCIAL USE  
 MULTIFAMILY DWELLING 18 SPACES  
 GENERAL WALKER UP TO 30% REDUCTION OF THE REQUIRED  
 OFF-STREET PARKING SPACES NOT TO EXCEED 12 PARKING  
 SPACES 10 SPACES

INTERIOR LANDSCAPING 46 x 10 = 460 SF REQUIRED (1,000 SF PROVIDED)



01 SITE PLAN  
VIEW 1/4"



**PROJECT**

WILBUR STREET

**OWNER**

BRAND DEVELOPMENT LP  
 2000 WILBUR STREET, SUITE 100  
 PORTLAND, OR 97202  
 503.255.1234  
 www.branddevelopment.com

**DESIGNER/ARCHITECT**

ARCHITECTURE SOURCE ASSOCIATES, LLC  
 111 W. 12th St., Suite 200  
 Portland, OR 97202  
 503.255.1234  
 www.archsource.com

**CONSULTANT OF RECORD**

WILBUR CONSULTANTS  
 111 W. 12th St., Suite 200  
 Portland, OR 97202  
 503.255.1234  
 www.wilburconsultants.com

**DATE**

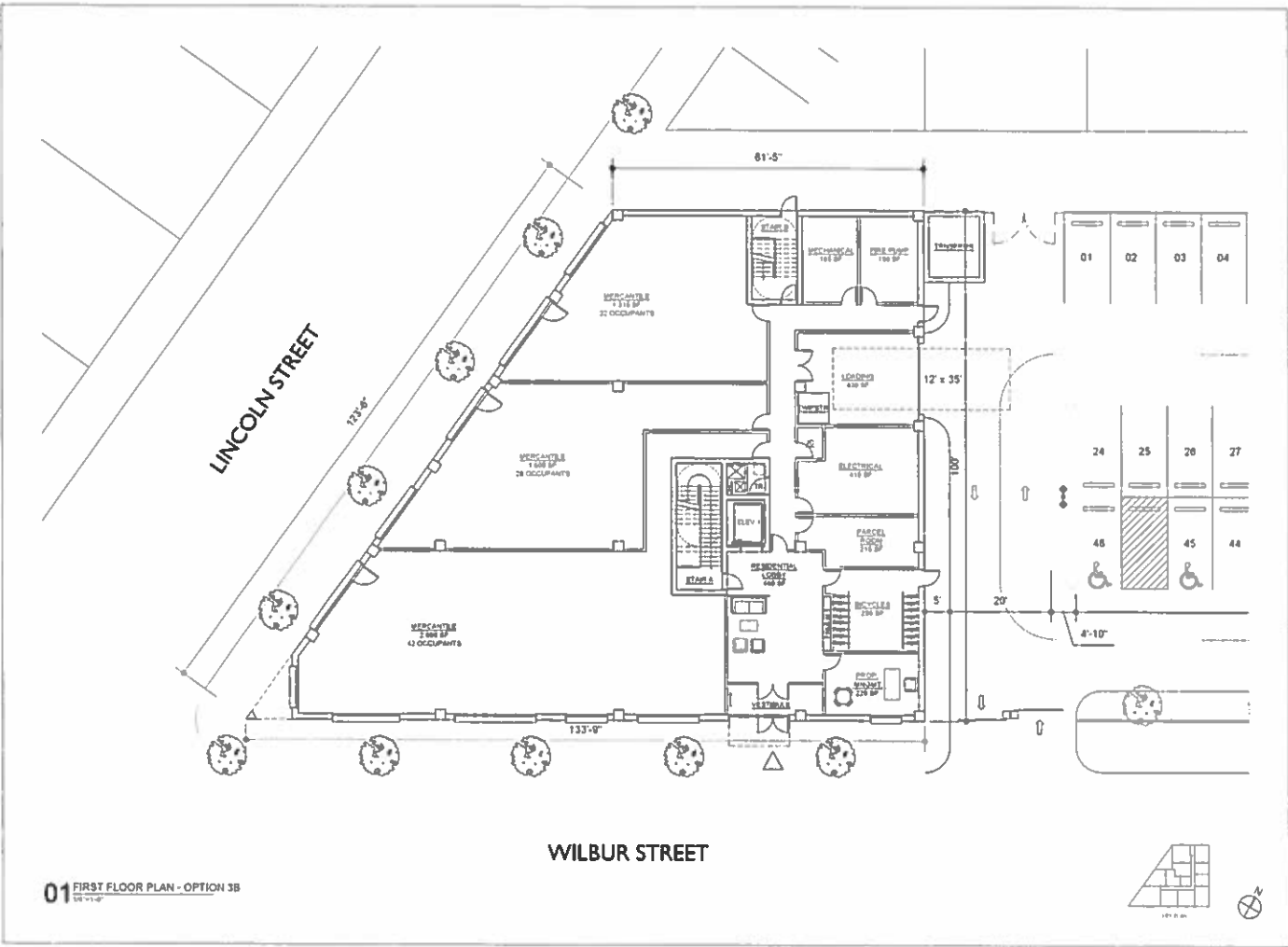
01/15/2019

**SCALE**

1/8" = 1'-0"

**PROJECT NO.**

A-100



**01** FIRST FLOOR PLAN - OPTION 3B  
1/2" = 1'-0"

WILBUR STREET

Project: WILBUR STREET

OWNER: [REDACTED]

DESIGNED BY: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

SHEET NO: A-101A

