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Director

City of Detroit

CITY PLANNING COMMISSION
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October 12, 2020

HONORABLE CITY COUNCIL

RE: Request of Mrs. Emily H. Peterson on behalf of Nepelu LLC, requesting the City of Detroit to amend Article XVII, District Map No. 48 of Chapter 50 of the 2019 Detroit City Code, 'Zoning,' to show an SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 1920 Atkinson Avenue, generally bounded by Edison Avenue to the north, Rosa Parks Blvd. to the east, Atkinson Avenue to the south and 14th Street to the west. **(RECOMMEND APPROVAL)**

NATURE OF REQUEST AND PROJECT PROPOSAL

The City Planning Commission (CPC) has completed its review and deliberations on the request of Mrs. Emily H. Peterson on behalf of Nepelu LLC, requesting the City of Detroit to amend Article XVII, District Map No. 48 of Chapter 50 of the 2019 Detroit City Code, 'Zoning,' to show an SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 1920 Atkinson Avenue, generally bounded by Edison Avenue to the north, Rosa Parks Blvd. to the east, Atkinson Avenue to the south and 14th Street to the west.

According to Chapter 50 of the 2019 Detroit City Code 'Zoning':

The R1 District is designed to protect and preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Additional residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be permitted on a conditional basis.

The SD1 district is designed to encourage a complementary mixture of small-scale, pedestrian- and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents. Parking requirements are reduced in certain circumstances to promote use of transit and

non- motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

BACKGROUND

The subject property is located in Council District 5 and measures approximately one-twelfth of an acre in area. The parcel commonly identified as 1920 Atkinson Avenue is currently under the sole ownership of Nepelu LLC, of which Mrs. Peterson and her husband are the sole proprietors. The subject property is currently developed as a detached single-family home, having served previously as the parsonage for the former St. James A.M.E. Church located at 9321 Rosa Parks Blvd. 9321 Rosa Parks Blvd., which was recommended by the Commission to be rezoned in 2017 from R1 to SD1, was previously an abandoned church that has since been repurposed into a neighborhood café, small grocery store, and bar called The Congregation.

Proposed Development

The proposed map amendment is being requested to allow for the establishment of a “Restaurant, carry-out, without drive-up or drive-through facilities” and “multiple-family dwelling” at 1920 Atkinson Avenue. The proposed mixed-use development would be permitted on a by-right basis in the proposed SD1 zoning classification per Sec. 50-11-204(4), and Sec. 50-11-206(18).

The existing building will be converted into a mixed-use development with a small neighborhood restaurant on the ground floor and multi-family residential on the upper levels. The proposed concept will complement the adjacent Congregation Detroit development which was rezoned in 2017 and converted into a mixed-use development. The proposed development will share the side lot with The Congregation as a green outdoor community space.

The building at 1920 Atkinson has been abandoned for over 30 years and is rapidly deteriorating, creating an unwanted blighting influence in the area. The overall goal is to increase population density and encourage more walkable areas for residents of the Boston Edison, Atkinson, and Clairmont neighborhoods.

SURROUNDING LAND USE AND ZONING

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

- North: R1; Single-family Residential along Edison Avenue.
- East: SD1; 9321 Rosa Parks Blvd (The Congregation).
- South: R1; Gordon Park.
- West: R1; Single-family Residential along Atkinson Avenue.

CITY PLANNING COMMISSION PUBLIC HEARING & OTHER COMMUNITY MEETINGS

The petitioner has been actively engaged with residents of the community. Outreach has been by way of a community board which is accessible to any member of the community wishing to leave a comment. Notice has been posted and provided to several adjacent property owners and residents to inform them of the pending rezoning request.

PUBLIC HEARING RESULTS

On September 10, 2020, the Commission held a public hearing on this request. There were four members of the public in attendance to address the rezoning request. There were no comments

received in opposition to the request. All public testimony was in support of the proposed rezoning and anticipated development.

MASTER PLAN CONFORMANCE

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 “Low-Medium Residential” for the subject property. The Planning and Development Department (P&DD) has previously submitted a report regarding development in this area dated November 21, 2016, which speaks to the appropriateness of the requested rezoning.

ANALYSIS

The proposed zoning classification of SD1 would permit the requested use of a “Restaurant, carry-out, without drive-up or drive-through facilities” and “multiple-family dwelling” on a by-right basis.

The proposed SD1 zoning classification would permit 49 by-right residential, public, civic, institutional, and other uses. The most intensive uses in the SD1 zoning classification include “Trade services, general, with the exception of cabinet making,” and “Wearing apparel manufacturing.”

The following analysis details how the proposed rezoning either meets or fails to meet the eight approval criteria of Section 50-3-70 of the Zoning Ordinance, which must be considered in making recommendations and decisions on standard rezoning requests.

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

In this regard, the subject site has sat vacant for the greater part of thirty years. The adaptive reuse of such properties is preferable to the continued deterioration and dilapidation of such structures. The subject site is currently bookended by the densely populated block of Atkinson to the west and “The Congregation” SD1 mixed-use development to the east. At the time of the rezoning for “The Congregation” mixed-use development in 2017, the subject property was not under the ownership of the petitioner. The opportunity has presented itself for further redevelopment and stabilization of vacant structures in the Rosa Parks community by extending the SD1 zoning classification to include the subject property.

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

The proposed rezoning to the SD1 zoning classification is consistent with the Master Plan of Policies as indicated in PDD’s staff report.

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

There are no foreseen adverse effects associated with the requested zoning classification. Ultimately, consideration must be given to any future development’s stormwater and waste management plans and their impact on the current system.

- (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;

The physical characteristics of the subject property will not change significantly as a result of any future development. Disruption to City services is not anticipated.

- (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 storm water management;

Preliminary site plans show adequate landscaping and buffering to negate any adverse effects caused by the pending development.

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

The redevelopment of this site is anticipated to have a positive, synergistic effect on adjacent properties.

- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

The SD1 zoning classification has been determined to be appropriate for the subject site.

- (8) Whether the proposed rezoning will create an illegal "spot zone."

Given the residential and mixed-use nature of the corridor in which this rezoning has been requested, along with the size and consistency with the Master Plan of Policies, the Commission is of the opinion that the proposed rezoning would not constitute an illegal "spot zone."

Land Use

CPC believes that an SD1 zoning classification is an appropriate designation consistent with the characteristics of the adjacent properties, which will allow for the establishment of mixed-use residential and commercial related uses.

RECOMMENDATION

On September 10, 2020, the City Planning Commission voted to recommend approval of the request of Mrs. Emily H. Peterson on behalf of Nepelu LLC, requesting the City of Detroit to amend Article XVII, District Map No. 48 of Chapter 50 of the 2019 Detroit City Code, 'Zoning,' by showing an SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 1920 Atkinson Avenue, generally bounded by Edison Avenue to the north, Rosa Parks Blvd. to the east, Atkinson Avenue to the south and 14th Street to the west consistent with the approval criteria of Sec. 50-3-70 of the Zoning Ordinance.

Respectfully submitted,

ALTON JAMES,

CHAIRPERSON

A handwritten signature in cursive script, reading "Marcell R. Todd, Jr.".

Marcell R. Todd, Jr, Director
George A. Etheridge, Staff

Attachments:
Zoning Map No. 48
Ordinance

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-50, *District Map No. 48*, to establish an SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 1920 Atkinson Street, generally bounded by Edison Street to the north, Rosa Parks Blvd. to the east, Atkinson Street to the south and 14th Street to the west.

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, *Zoning District Maps*, Section 50-17-50, *District Map No. 48*, to an SD1
4 (Special Development District – Small-Scale, Mixed-Use) zoning classification where an R1
5 (Single-family Residential District) zoning classification currently exists on one (1) parcel
6 commonly identified as 1920 Atkinson Street, generally bounded by Edison Street to the north,
7 Rosa Parks Blvd. to the east, Atkinson Street to the south and 14th Street to the west.

8 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**

9 **THAT:**

10 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning*
11 *District Maps*, Section 50-17-50, *District Map No. 48*, is amended as follows:

12 **CHAPTER 50. ZONING**

13 **ARTICLE XVII. ZONING DISTRICT MAPS**

14 **Section 50-17-50. District Map No. 48.**

15 **Section 1.** For the property commonly identified as 1920 Atkinson Street, generally
16 bounded by Edison Street to the north, Rosa Parks Boulevard to the east, Atkinson Street to the
17 south, and 14th Street to the west, more specifically identified as:

18 N ATKINSON 680 JOY FARM SUB L32 P40 PLATS, WCR 8/128 40 X 133.5.

19 the existing R1 Single-Family Residential District zoning classification is revised to the SD1
20 Special Development District – Small-Scale, Mixed Use zoning classification.

21 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
22 repealed.

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

3 **Section 4.** This ordinance shall become effective on the eighth day after publication in
4 accordance with Section 401(6) of Public Act 110 of 2006, as amended, MCL 125.3401(6), and
5 Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Lawrence T. García,
Corporation Counsel

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

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Henry Williams

NOTICE OF PUBLIC HEARING

Governor Gretchen Whitmer's "Stay Home, Stay Safe" Executive Order (EO 2020-21) went into effect on March 24, 2020. Therefore, the Detroit City Planning Commission (CPC) will be meeting virtually using video conferencing software in response to the COVID-19 Pandemic. A regular meeting of the CPC is set for **Thursday, September 10, 2020**. This action is being taken in accordance with Governor Whitmer's Executive Order 2020-15, which allows electronic meetings for public bodies.

The CPC meeting may be viewed in the following manner.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

Or iPhone one-tap:

US: +12678310333,,96355593579# or +13017158592,,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579

A PUBLIC HEARING WILL BE HELD **THURSDAY, SEPTEMBER 10, 2020 AT 5:10 PM**

to consider the request of Emily H. Peterson to amend Article XVII, District Map No. 48 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel, commonly identified as 1920 Atkinson Avenue.

The location of the proposed rezoning is specifically indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to allow for the establishment of a Mixed-Use "Multiple-family dwelling" and "Restaurant, carry-out, without drive-up or drive-through facilities" at 1920 Atkinson Avenue. Both the proposed household living use as well as the food and beverages service use would be permitted on a by-right in the proposed SD1 zoning classification.

The pertinent zoning district classifications are described as follows:

R1 – Single-family Residential District

This district is designed to protect and preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached

dwelling and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Additional residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be permitted on a conditional basis.

SD1 – Special Development District – Small-Scale, Mixed-Use

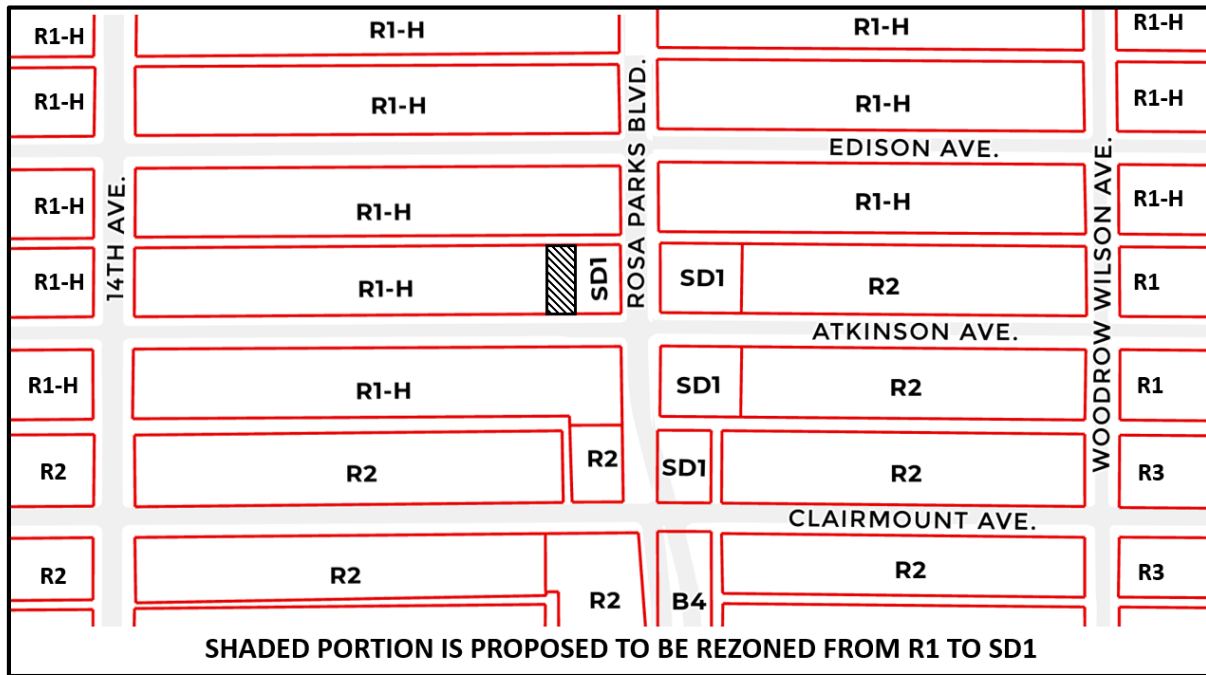
This district is designed to encourage a complementary mixture of small-scale, pedestrian- and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance. All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Planning Commission at cpc@detroitmi.gov via e-mail, for the record.

Public comment/testimony may be given at the appropriate times during the meeting when called for. If you desire to speak and are attending the meeting online press the raise your hand icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at [313-224-4950](tel:313-224-4950).

For further information on this proposal or the public hearing, please call (313) 224-6225. CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>



Proposed Rezoning from R1 to SD1

City Planning Commission

208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

Date of Filing: _____

RE: _____

CPC File

#: _____

APPLICATION FOR A ZONING CHANGE

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on all rezoning proposals before it takes final action. Please provide the following information regarding the proposal, so that the Commission may proceed in its review and processing of this request.

Section 61-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.

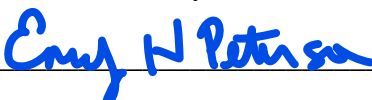
The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to proposed ordinances for the regulation of development in carrying out its duties as set forth in Section 4-402 and 6-204 of the City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning or modification to the PD (Planned Development), PC (Public Center), PCA (Restricted Central Business District) and the SD5 (Special Development District, Casinos) zoning district classifications must complete a different application which may be obtained from our office.

Signature of Applicant: 

Date: 6 22 2020

ZONING FEE:

Effective January 11, 1995, the applicant will be charged a fee for the processing of a rezoning application. The fee schedule is as follows:

Size of Property	Fee
One acre or less	\$350.00
Over one acre	\$350.00 for the first acre plus \$25.00 for each additional acre to a maximum of \$1,000.00

Payment of the fee must be in the form of a check or money order payable to the “*City of Detroit – Treasurer*” When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

ZONING CHANGE PROCEDURES:

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the application to the effective date of the zoning change).

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant’s officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.

1. Name of Applicant: _____Emily H. Peterson_____
- Address of Applicant: _____1951 Chicago Blvd. Detroit, MI 48206_____
- City, State & Zip Code: _____Detroit, MI 48206_____
- Telephone Number: (716) 640-4267_____
2. Name of Property Owner: _____Nepelu LLC._____
- (If same as above, write "SAME")
- Signature of Property Owner
(If different than Applicant) _____
- Address of Property Owner: _____same as above_____
- City, State & Zip Code: _____
- Telephone Number: () _____
3. Present Zoning of Subject Parcel: _____R-1_____
4. Proposed Zoning of Subject Parcel: _____SD-1_____
5. Address of Subject Parcel: _____1920 Atkinson Street, Detroit, MI 48206_____
- between _____Rosa Parks Blvd._____ and _____14th
Street_____
- (Street) (Street)
6. General Location of Subject Property: _____Across from Gordon Park, adjacent to The
Congregation, on Atkinson near Rosa Parks Blvd._____
- _____
- _____
7. Legal Description of Subject Parcel: *(May be attached)*
- _____N ATKINSON 680 JOY FARM SUB L32 P40 PLATS, WCR 8/128 40 X 133.5_____
- _____

8. Size of Subject Parcel (Dimensions): 40 frontage x 134 depth
(Acreage): 0.12199

9. Description of anticipated development:

The existing building will be converted into mixed use with a small neighborhood restaurant on the bottom floor and residential on top. The concept will complement the adjacent Congregation Detroit which was an abandoned church turned into a cafe by the same owners. The development will share the side lot with The Congregation as a green outdoor community space.

10. Reason why the present zoning classification is not appropriate and why the proposed zoning classification is more appropriate:

The current zoning places limitations on the much needed commercial development for our neighborhood. The adjacent property at 9321 Rosa Parks was successfully rezoned in 2017 from R1-H to SD-1 and a cafe opened to the overwhelming support of the neighborhood. The building at 1920 Atkinson has been abandoned for over 30 years and is quickly falling into disrepair, creating an unwanted eyesore for the area if the use is not changed. This request serves to bring new life into the property that would benefit the entire community and create the missing piece to a commercial corner at the cross section of Atkinson Street and Rosa Parks Blvd, across the street from Gordon Park. The overall goal is to increase population density and encourage more walkable areas for residents of Boston Edison, Atkinson and Clairmont. Further, this parcel is connected to and across the street from six lots that have been identified as the Boston - Edison /Atkinson Business District and re-zoned from R-1 to SD-1 in 2017 to support such change. Thus, the zoning change on the applying parcel would not look segmented but rather a natural continuation of a larger business district.

11. Zoning of Adjacent Properties:

To the North - see attached

To the South - _____

To the East - _____

To the West - _____

12. Development of Adjacent Properties:

To the North - _____ See attached _____

To the South - _____

To the East - _____

To the West - _____

13. Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address	Contact Person/Phone Number
Boston Edison Historic Association	Dianne Bostic (313) 477-0264

14. Adjacent Property Owners, Businesses or Residents contacted by Applicant:

Name	Indicate: Owner Business Resident	Address	Address of Adjacent Property	Phone
Mini Mowgli	Owner	1951 Chicago Blvd. Detroit, MI 48206	9321 Rosa Parks Blvd.	716-640-4267
The Congregation	Owner	9321 Rosa Parks Blvd.	same	(313) 307-5518
Karasi Development Group	Owner	2001 Edison St., Detroit MI 48206	1732, 1735, 1740, and 1741 Atkinson Ave., Detroit, MI 48206	313-575-6073

Attachment A

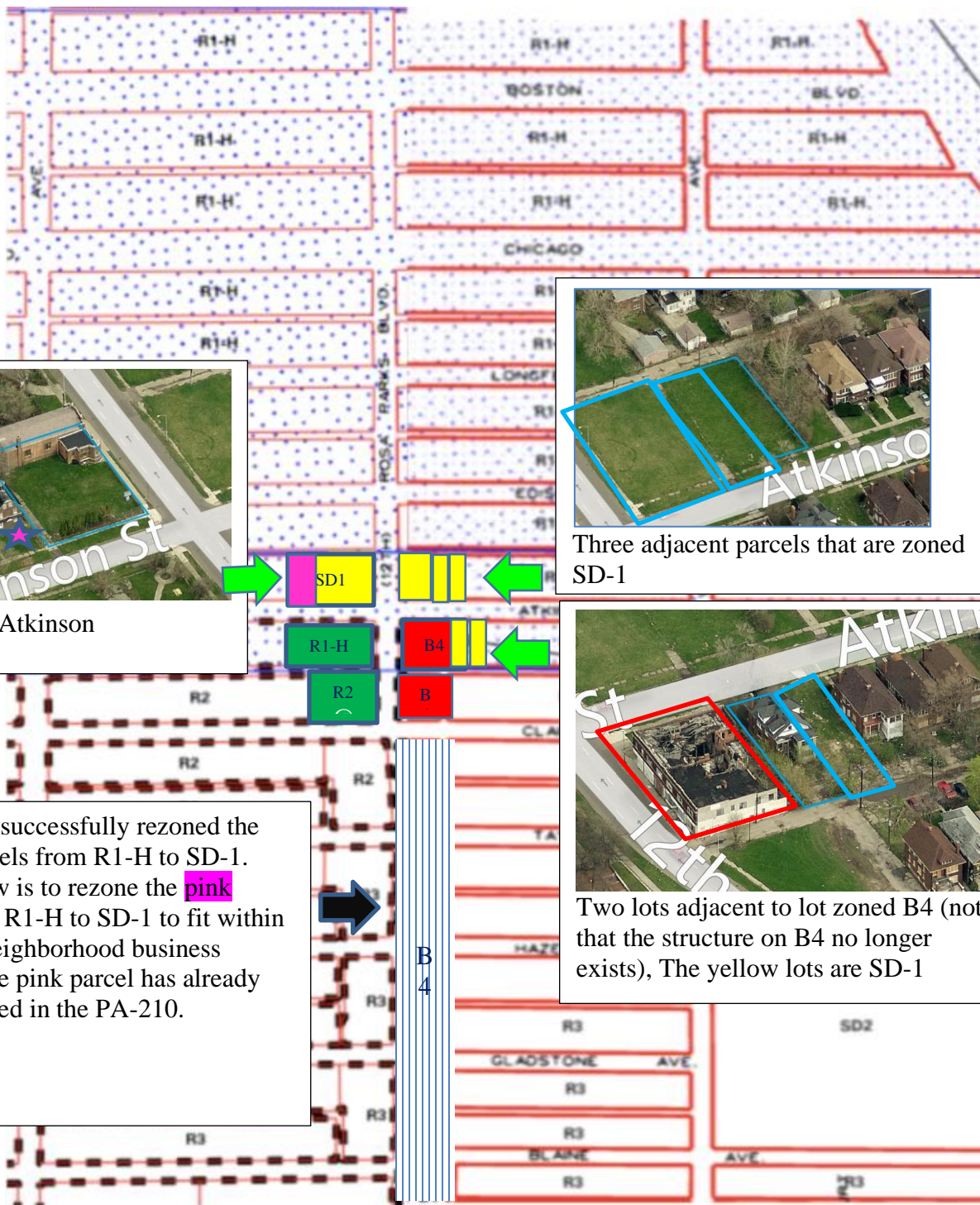
Petitioner's Zoning Change Request: The request is to change the zoning from R-1 to SD-1 of address 1920 Atkinson a house that has been abandoned for over 30 years on the corner of Rosa Parks and Atkinson which abuts 9321 Rosa Parks. 9321 Rosa Parks was an abandoned church that has been repurposed into a neighborhood café called The Congregation. It had a successful opening in March of 2020 but has since reduced its hours to comply with the Stay at Home order. 9321 Rosa Parks was successfully rezoned along with several parcels across the street from a R1-H to a SD-1 in 2017 (see map for reference). The requesting lot (1920 Atkinson) was acquired by the owners of 9321 Rosa Parks after the rezoning process of 9321 Rosa Parks had taken place but is included in the PA-210 District. We are requesting that 1920 Atkinson be rezoned to a SD-1 to enhance a commercial corner in the Boston-Edison/Atkinson Business District.



View of 1920 Atkinson (identified with ★) from the corner of Rosa Parks and Atkinson



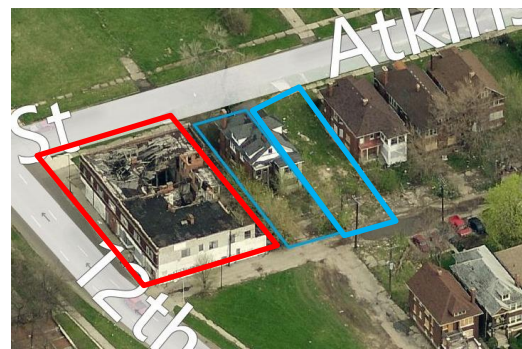
Vision: 1920 Atkinson will house a neighborhood restaurant on first floor and residential or co-working on the second floor that will complement the café in 9321 Rosa Parks (The Congregation – photos of the renovation are included at the end for your reference). Both buildings will open onto the shared lot to create a unified and cohesive commercial corner with limited impact to Atkinson street. Commercial access to 1920 Atkinson will be via the alley on the north side of The Congregation.



★ 1920 Atkinson








Three adjacent parcels that are zoned SD-1



Two lots adjacent to lot zoned B4 (note that the structure on B4 no longer exists), The yellow lots are SD-1

In 2017 we successfully rezoned the **yellow** parcels from R1-H to SD-1. Our ask now is to rezone the **pink** parcel from R1-H to SD-1 to fit within the small neighborhood business district. The pink parcel has already been included in the PA-210.

Key:

-  - Parcel applying for a zoning change
-  - Parcels that were rezoned from R1-H to SD-1 in 2017
-  - Gordon Park
-  - Vacant Lots zoned B4 that are part of the re-development planned to honor the 1967 Rebellion (included in PA 210 District)
-  - Lots that were taken over for the expansion of Rosa Parks Ave.

The Congregation Detroit – 9321 Rosa Parks

