

# City of Detroit

**Lauren Hood, MCD**  
Chairperson  
**Donovan Smith**  
Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
Director

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

**Brenda Goss Andrews**  
**Kenneth R. Daniels**  
**Damion W. Ellis**  
**David Esparza, AIA, LEED**  
**Ritchie Harrison**  
**Gwen Lewis**  
**Frederick E. Russell, Jr.**

January 20, 2022

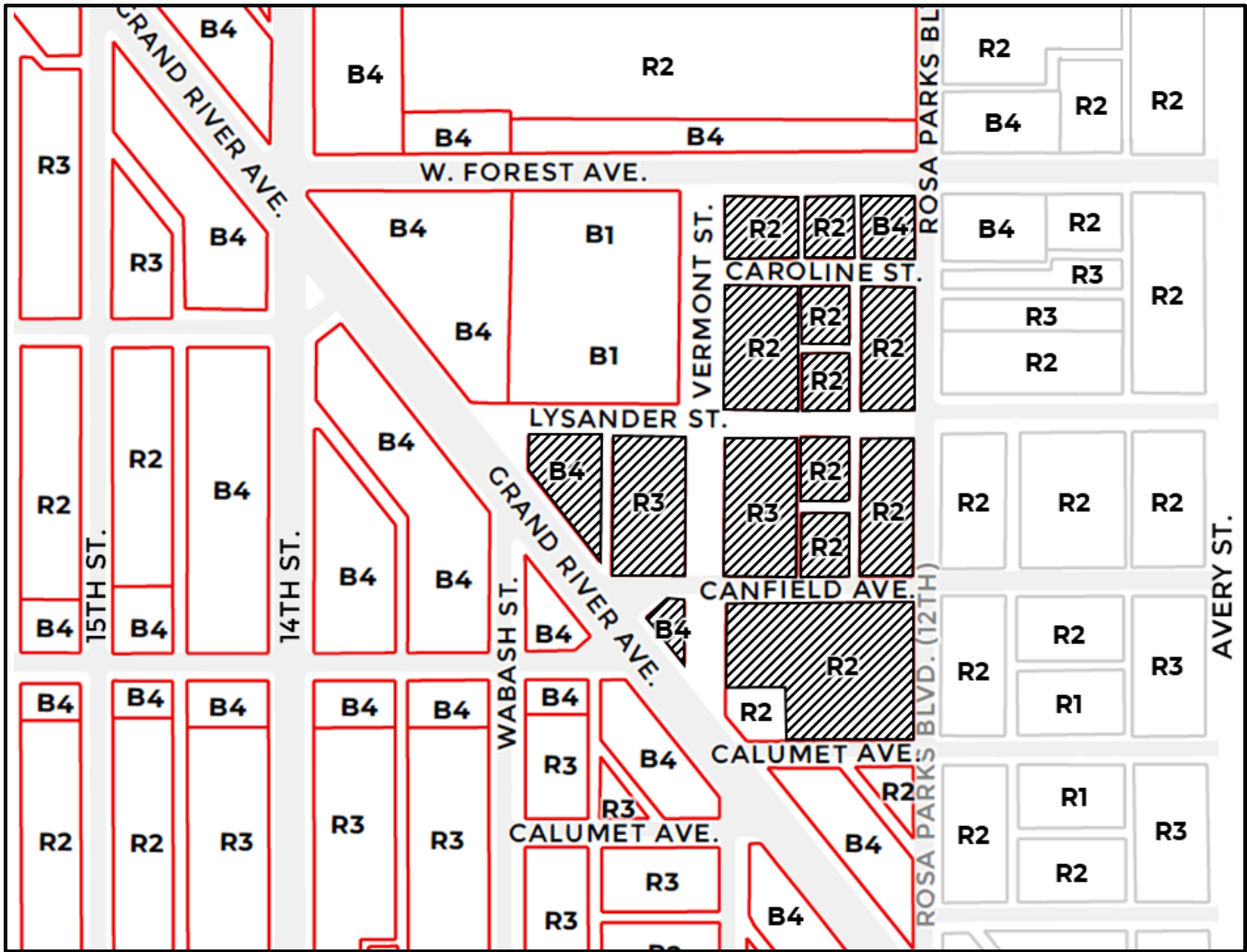
## **HONORABLE CITY COUNCIL**

**RE:** Request of the Woodbridge Neighborhood Development Corporation to amend Article XVII, Section 50-17-46, District Map No. 44 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential District), R3 (Low Density Residential District), and B4 (General Business District) zoning classifications are currently shown on 72 parcels generally bounded by West Forest Avenue to the north, Rosa Parks Blvd. to the east, Calumet Avenue to the south, and Grand River Avenue to the west.  
**(RECOMMEND APPROVAL)**

## **BACKGROUND AND PROPOSAL**

The City Planning Commission (CPC) has received a request from the Woodbridge Neighborhood Development Corporation to amend Article XVII, Section 50-17-46, District Map No. 44 of Chapter 50 of the 2019 Detroit City Code, 'Zoning,' to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential District), R3 (Low-Density Residential District), and B4 (General Business District) zoning classifications currently exist on 72 parcels generally bounded by West Forest Avenue to the north, Rosa Parks Blvd. to the east, Calumet Avenue to the south, and Grand River Avenue to the west.

The subject properties are located in Council District 6 and measure approximately 9 acres in area. The subject blocks are currently vacant and undeveloped, having previously been the site of residential, religious, commercial, and institutional uses, including the former Wilbur Wright High School. Cinnaire Solutions, the owner of the subject properties, has authorized the applicant, Woodbridge Neighborhood Development Corporation, to pursue this rezoning on their behalf as stated in their May 19, 2021 letter to the Planning Commission. Former CPC staff member George Etheridge did all of the initial work on this proposal including attending community engagement meetings and drafting the initial report to the CPC.



*Current Zoning Map – Hatched area is proposed to be rezoned to SD1 (Small-Scale, Mixed Use)*

***Proposed Development***

The proposed map amendment is being requested to allow for the development of various building types, including mixed-use residential/commercial, townhomes (for sale), multi-family residential (rental), standalone retail, parking, and dedicated green space.

The proposed uses of “Multiple-family dwelling,” and “Residential use combined in structures with permitted (first-floor) commercial uses” are permitted on a by-right basis in the proposed SD1 zoning classification per Section 50-11-204(4) & (6). The proposed “Townhouse” use is permitted on a conditional basis in the proposed SD1 zoning classification per Section 50-11-210(8) and requires a Special Land Use hearing before the Buildings, Safety Engineering, and Environmental Department’s Special Land Use Hearing Officer. The proposed “Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities” use would be permitted on a by-right basis in the proposed SD1 zoning classification per Section 50-11-206(25).

**CPC MEETINGS**

***Public Hearing – September 23, 2021***

On September 23, 2021, the City Planning Commission held a public hearing on the rezoning request. At the hearing, two members of the public spoke in support. One letter of support was

also received. The City Planning Commissioners had several questions about allowed uses in the proposed district, phasing of the project, coordination with other developments in the area, whether adjacent community groups were contacted, and ownership of adjacent vacant land.



*Aerial view of the proposed rezoning*

## **STAFF ANALYSIS**

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

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

- North: R2, B4; Douglass College Preparatory Academy (Grades 6-12, all boys)
- East: R2, R3, B4; single-family houses, vacant multi-family, vacant lots, Greater Faith Missionary Baptist Church
- South: R2, B4; commercial buildings along Grand River including Paragraph Press & AIS, some vacant land
- West: B1, B4; Michigan Veterans Foundation facility (transitional housing), vacant land and used auto parts/scrap yard business (across Grand River)

### ***Zoning Ordinance Approval Criteria***

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's analysis in italics:

- Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact. *Historically, zoning has encouraged separation of uses which is apparent in the current zoning of this site—B4 (General Business) District along the higher traffic corridors and R2 (Two-Family Residential) & R3 (Low Density Residential) Districts in the interior blocks. More recently, it has become apparent that mixed-use neighborhoods—residential uses combined with small-scale commercial uses—create a more walkable area and allow less reliance on automobiles. This proposal reflects that trend.*



*Preliminary Site Plan*

- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *Because this property has been vacant for an extended period,*

- *any development will bring increased activity and traffic to the site. The surrounding streets are designated as “major streets” and have unused capacity—Rosa Parks is 3 lanes (one way northbound) and West Forest is 4 lanes (one way eastbound). Bus routes also exist on Grand River and Rosa Parks. Significant adverse impacts to surrounding property are not likely.*
- *Whether the proposed rezoning will create an illegal “spot zone.” Although there isn’t other property zoned SD1 in the vicinity, the large size of the rezoned area lessens the possibility that it would be interpreted as a spot zone. The SD1 District is also a good buffer district between business and residential zones as it allows lower intensity commercial uses, but not the full range of commercial uses allowed in B4 such as auto repair and gas stations.*

### ***Master Plan Consistency***

The subject site is located within the Jeffries area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “INST - Institutional” for the subject properties. The Planning and Development Department (PDD) has reviewed this proposed rezoning and has determined that it is not consistent with the Master Plan as the majority of the proposed uses are not Institutional. An amendment will be proposed at a future date. The full report is attached.

### ***Community Input***

The petitioner has been actively engaged with residents of the community. Extensive community engagement has been ongoing, inclusive of, but not limited to, Woodbridge Citizens’ Council (WCC) Meetings; the South Woodbridge Block Club Dinner; the Hancock Block Dinner; Pop-Up Planning and Pizza at Pie Sci; Designing Woodbridge: A Morning with Coffee, Donuts and Ideas at Spread Art; Designing Woodbridge: A Blueprint for Future Development at Greater Faith Missionary Baptist Church; and a virtual community meeting via Zoom held on April 21, 2021, at which 21 participants were in attendance, inclusive of CPC staff. In preparation for the September 23, 2021 CPC public hearing, notice was posted and provided to 68 adjacent property owners and residents in an effort to inform them of the pending rezoning request. The hearing notice also was mailed to 65 occupants and taxpayers of record within 300’ of the subject property as required.

### **CONCLUSION & RECOMMENDATION**

On October 7, 2021, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map 44 of Chapter 50 of the 2019 Detroit City Code, *Zoning*, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential District), R3 (Low Density Residential District), and B4 (General Business District) zoning classifications are currently shown on 72 parcels generally bounded by West Forest Avenue to the north, Rosa Parks Blvd. to the east, Calumet Avenue to the south, and Grand River Avenue to the west.

Respectfully submitted,

LAUREN HOOD, CHAIRPERSON



Marcell R. Todd, Jr., Director

Jamie J. Murphy, Staff

Attachments: Rezoning Ordinance  
PDD Master Plan Interpretation  
Letter of Support  
Updated District Map 44

cc: Antoine Bryant, Director, PDD  
Katy Trudeau, Deputy Director, PDD  
Karen Gage, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
James Foster, BSEED  
Daniel Arking, Law Department



## PLANNING AND DEVELOPMENT DEPARTMENT

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
www.detroitmi.gov

TO: Mr. Marcell Todd, Legislative Policy Division  
FROM: Greg Moots, Planning and Development  
RE: Master Plan Interpretation for **Rezoning**  
DATE: October 5, 2021 **REVISED**

**RE: Master Plan of Policies review of the request to rezone 72 parcels generally bounded by Forest Avenue, Rosa Park Blvd., Calumet Avenue, and the vacated Vermont Avenue from R2, R3, and B4 zoning classifications to an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification**

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 Woodbridge Neighborhood Development Corporation (WNDC).

### **Location**

72 parcels generally bounded by Forest Avenue, Rosa Park Blvd., Calumet Avenue, Grand River Avenue, Lysander Street, and the vacated Vermont Avenue.

### **Existing Site Information**

The subject area is zoned R2 (Two-Family Residential District), R3 (Low-Density Residential District), and B4 (General Business District) and is currently vacant. The taxpayer of record for all of the parcels is DPS Wilbur Wright Properties LLC, who purchased the land from Detroit Public Schools. The area is approximately 9.3 acres, including the anticipated street vacations, in size.

### **Surrounding Site Information**

North: DPS school

East: Predominantly vacant land with a home and church

South: Vacant residential land and commercial buildings

West: Vacant and occupied commercial properties and a veterans' residential facility

### **Project Proposal**

The rezoning will allow the redevelopment of the site into a multi-family residential mixed-use development. The specifics of the development will be determined by the winner of the upcoming RFP issued by the WNDC. Parking will be provided on-site.

### **Interpretation**

#### **Impact on Surrounding Land Use**

The redevelopment of the site into a mixed-use development will likely have an impact on the surroundings. While institutional uses are to the north and partially to the west and commercial uses to

the south and remainder of the west, residential land (mostly vacant) exists to the east. Historically, the area was developed with a school, single and multi-family homes, and commercial uses along Grand River Ave.. The development will likely bring more cars to the site than the previous uses.

#### Impact on Transportation

There are bus routes running adjacent to site on Grand River Avenue and on Rosa Parks Boulevard. The proposed development will certainly generate more traffic than the current vacant lots. The streets surrounding the site are all designated as “major streets” and thus are appropriate for any increased traffic.

#### **Master Plan Interpretation**

The Institutional classification for the site applies to “educational, religious, health, or public use such as a church, library, museum, public or private school, hospital, or government owned or operated building, structure, or land used for public purposes.” This designation was likely put in place for the now-demolished Wilbur-Wright school, which was located on the southern portion of the site. The rezoning and development are not anticipated to change the overall character of the Lower Woodward neighborhood and is partially consistent with the previous uses of the site. However, the rezoning does impact a large area of the currently designated as “institutional” and is therefore in **not consistent** with the Master Plan classification. A future amendment to the Master Plan to reflect this new zoning is appropriate. There are several developments in that general area that may warrant amendments, and the exact timing of when the broad amendment will be brought forward is uncertain. However, we would like to review the neighborhood as a whole for a master plan amendment, as the other projects move forward.

Respectfully Submitted,



Gregory Moots

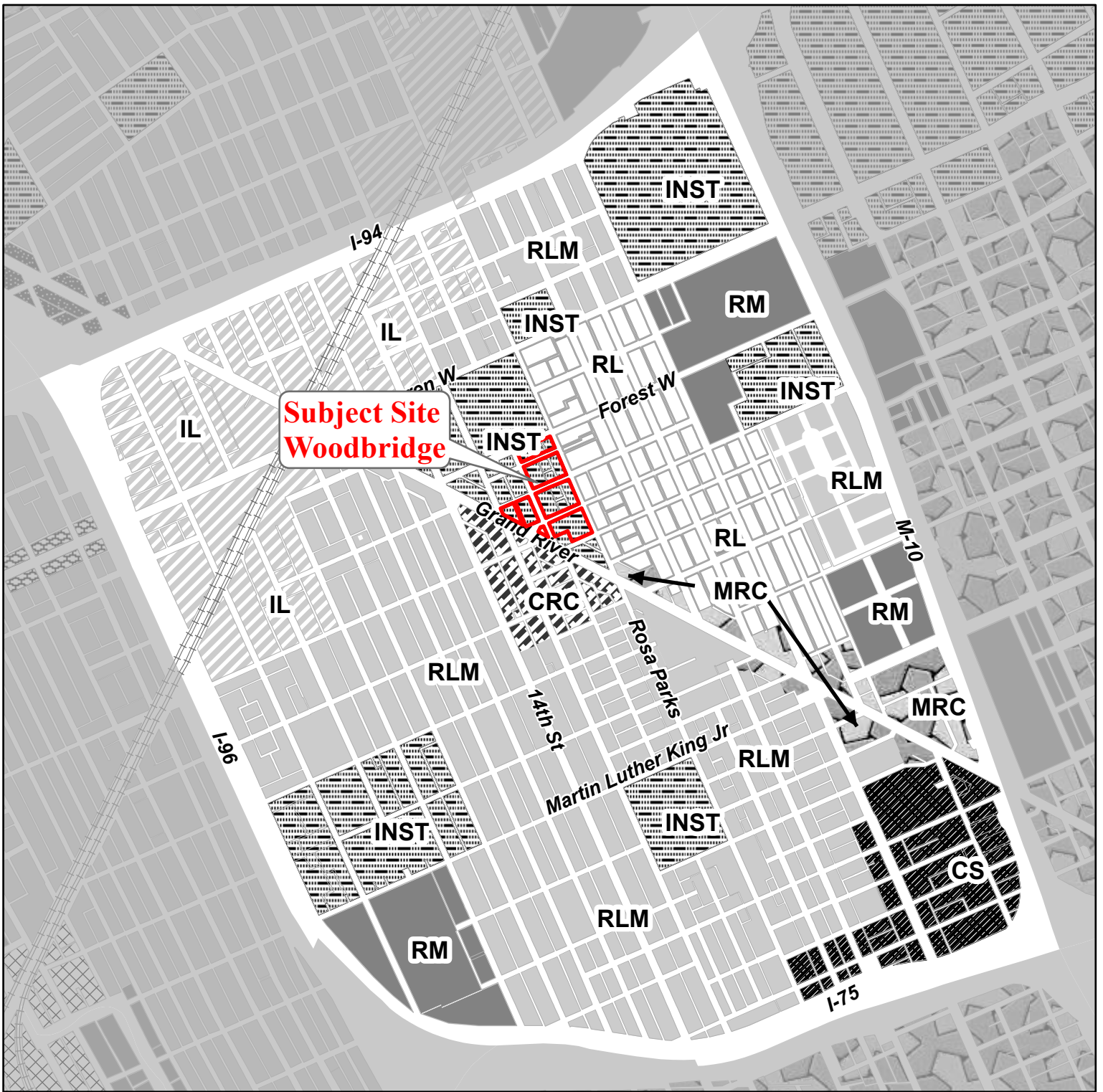
Planning and Development Department

#### **Attachments**

**Future General Land Use Maps:** Map 4-5b, Neighborhood Cluster 4, Lower Woodward

CC: Karen Gage  
Antoine Bryant, Director  
Katy Trudeau, Deputy Director





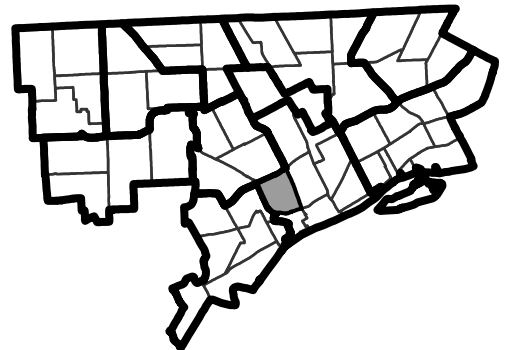
**Map 4-3B**  
**City of Detroit**  
**Master Plan of**  
**Policies**

**Neighborhood Cluster 4**  
**Jeffries**



**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)



## **SUMMARY**

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-46, *District Map No. 44*, to revise the zoning classification for 72 parcels generally bounded by West Forest Avenue to the north, Rosa Parks Blvd. to the east, Calumet Avenue to the south, and Grand River Avenue to the west from a combination of existing R2 (Two-Family Residential District), R3 (Low Density Residential District), and B4 (General Business District) zoning classifications to the SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification.

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 50-17-46, *District Map No. 44*, to revise  
4 the zoning classification for 72 parcels generally bounded by West Forest Avenue to the north,  
5 Rosa Parks Blvd. to the east, Calumet Avenue to the south, and Grand River Avenue to the west  
6 from a combination of existing R2 (Two-Family Residential District), R3 (Low Density  
7 Residential District), and B4 (General Business District) zoning classifications to the SD1  
8 (Special Development District, Small-Scale, Mixed-Use) zoning classification.

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

10 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning*  
11 *District Maps*, Section 50-17-46, *District Map No. 44*, is amended as follows:

12 **CHAPTER 50. ZONING**

13 **ARTICLE XVII. ZONING DISTRICT MAPS**

14 **Sec. 50-17-46. District Map No. 44.**

15 For the properties generally bounded by West Forest Avenue to the north, Rosa Parks  
16 Blvd. to the east, Calumet Avenue to the south, and Grand River Avenue to the west, and more  
17 specifically described as follows:

18 O L 5 SUB OF THE LAFFERTY FARML1 P230 PLATS, W C R;

19 O L 4 SUB OF LOT 1 LAFFERTY FARML1 P230 PLATS, W C R;

20 N 138.22 FT OF O L 2 AND VAC ALLEY ADJ SUB OF LAFFERTY FARM L1 P230  
21 PLATS, W C R;

22 LOTS 19 THROUGH 66 OF WM B WESSONS SEC L1 P31 PLATS, W C R;

23 LOTS 1 THROUGH 8 OF BECKS SUB L24 P39 PLATS, W C R;

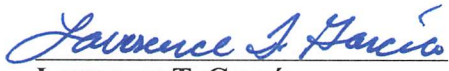
1            LOTS 2 THRU 5 SOMMERS SUB L14 P34 PLATS, W C R;  
2            LOTS 1 THROUGH 10 OF HOGGUERS SUB L17 P30 PLATS, W C R; and  
3            LOTS 1 THROUGH 5 OF LOT NO 2 LAFFERTY FARML1 P255 PLATS, W C R,  
4            the existing R2 (Two-Family Residential District), R3 (Low Density Residential District), and  
5            B4 (General Business District) zoning classifications are revised to the SD1 (Special  
6            Development District, Small-Scale, Mixed-Use) zoning classification.

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

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

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

Approved as to Form:

  
**Lawrence T. Garcia**  
Corporation Counsel

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**From:** Josh Berkow <jaberkow@gmail.com>  
**Sent:** Thursday, September 23, 2021 12:13 PM  
**To:** CPC Mailbox  
**Subject:** [EXTERNAL]Woodbridge Neighborhood Development Rezoning

To Whom It May Concern,

I am writing today to express my support for the proposed re-zoning of the parcels bounded roughly by Forest, Rosa Parks, and Canfield by Woodbridge Neighborhood Development Corp (WNDC). I received the mailer with notice about the hearing. I am the property owner and resident due north of the rezoning area.

I am supportive of WNDC's goals for the property. They have done an excellent job of developing these goals in collaboration with the surrounding community through a month's long engagement process. The propose rezoning provides WNDC flexibility in designing the project that will allow them to best meet the needs to the current and future community.

Please approve the rezoning.

Thank you for your attention to this matter.

Regards,  
Josh Berkow  
1764 W Forest Ave  
Detroit, MI 48208  
(313) 643-0592  
[jaberkow@gmail.com](mailto:jaberkow@gmail.com)

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