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December 9, 2022

HONORABLE CITY COUNCIL

RE: Request of Parkstone Development and the Detroit City Planning Commission to show an SD1 (Special Development, Small-Scale, Mixed-Use) zoning district where a R3 (Low Density Residential) is currently shown for seven parcels commonly known as 7601 Rosa Parks Boulevard, 1967 and 2011 S. La Salle Gardens, and 7626, 7616, 7608, and 7600 Dunedin Street, generally bounded by S. La Salle Gardens to the north, Dunedin Street to the west, Rosa Parks Boulevard to the east, and Bethune Street to the south. (RECOMMEND APPROVAL)

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from Parkstone Development and the Detroit City Planning Commission to amend District Map No. 46 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a SD1 (Special Development, Small-Scale, Mixed Use) zoning district where a R3 (Low Density Residential) zoning district is currently shown for the properties located at 7601 Rosa Parks Boulevard, 1967 and 2011 S. La Salle Gardens, and 7626, 7616, 7608, and 7600 Dunedin Street, generally bounded by S. La Salle Gardens to the north, Dunedin Street to the west, Rosa Parks Boulevard to the east, and Bethune Street to the south.

The site is located in Council District 5 and measures approximately five acres. There are currently six vacant buildings on the site. The site is currently not actively used. The subject parcels makeup the former St. Agnes church campus.

The proposed map amendment is being requested to permit the redevelopment and adaptive reuse of the existing buildings on the site to create 85 multi-family dwelling units, four retail spaces, and outdoor gathering spaces. The existing R3 zoning classification does not allow for commercial uses, or sufficient adaptive reuse possibilities for the site.



Current zoning classification map, with subject parcel hatched

STAFF ANALYSIS

Surrounding Zoning and Land Use

The zoning classifications and uses surrounding the subject parcels are as follows:

- North: R3 – institutional (school and church)
- East: R3 and PD – residential, multi-family units
- South: R3 and PD – residential
- West: R3 and R2 – residential and vacant



view of proposed rezoning, with addresses

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 will protect the health, safety, and general welfare of the public. *The proposed amendment will result in a decrease in the number of blighted and vacant buildings in the subject area by allowing for the rehabilitation and reactivation of the currently vacant buildings.*
- 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. *It is not anticipated that the proposed rezoning will have significant adverse impacts on the natural environment. The petitioner has indicated that they plan to incorporate several sustainability concepts into the final development.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *No adverse impacts are anticipated as a result of the proposed rezoning. By allowing the proposed rezoning, the vitality and walkability of the neighborhood will be improved. Further, by allowing the proposed rezoning, the adverse impacts of the currently vacant and unused structures on the site will be eliminated.*

Master Plan Consistency

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 RLM (Low/Medium Density Residential) for the subject properties. The Planning and Development Department (PDD) has reviewed this proposed rezoning and determined that it will not change the overall character of the area and is generally consistent with the Master Plan.

Community Input

Community engagement for the proposed project began in the third quarter of 2021. Initial outreach involved contacting residents surrounding the projects as well as leaders of area nonprofit organizations, resulting in over 20 informal conversations. At the end of each conversation, participants were invited for a private site tour. Approximately half of those contacted toured the site. During phase one, five letters of support were submitted for the creation of an Obsolete Property Rehabilitation Act district.

In March of 2022, the petitioner began working directly with the LaSalle Neighborhood Association who hosted an online meeting regarding the project. Many residents attend, as well as City Council President Mary Sheffield and then City Council District 5 Manager Melia Howard. As a follow-up to the meeting and at the request of the block club, the petitioner created a "Frequently Asked Questions" page which the block club distributed to many residents via their existing email distribution list. During this phase, neighbors were educated on the OPRA program.

The following list of questions, comments, and concerns came from the community:

- Firm support for the historic campus being preserved rather than being demolished.
- Several individuals expressed concern that the current developer may be affiliated with or partners with the former owner (Ron Castellanos).
- Many questioned who would be residing in the units; some expressed concern about affordable housing attracting low-income residents or college students from nearby Wayne State University.

There were several questions about tax credits. Some residents stated that they were under the impression that a tax credit for a nearby development meant that their personal property taxes would go up to compensate for the credit being granted.

Finally, the third phase of engagement included a survey in which residents could indicate the types of goods and service they desired in the commercial portion of the St. Agnes Development.

CPC MEETINGS

Public Hearing – October 6, 2022

On October 6, 2022, the City Planning Commission held a public hearing on this rezoning request. At the hearing, two members of the public spoke, both spoke in support of the proposed rezoning. No letters of support or opposition were received.

CONCLUSION & RECOMMENDATION

On October 20, 2022, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map 46 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 R3 (Low Density Residential District) zoning classification is currently shown on seven parcels commonly known as 7601 Rosa Parks Boulevard, 1967 and 2011 S. La Salle Gardens, and 7626, 7616, 7608, 7600 Dunedin Street.

Respectfully submitted,

LAUREN HOOD, CHAIRPERSON



Marcell R. Todd, Jr., Director
Timarie A. Szwed, Staff

Attachments: Rezoning Ordinance
PDD Master Plan Interpretation
Updated District Map 46

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**

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TO: Mr. Marcell Todd, Legislative Policy Division
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: October 4, 2022

RE: Master Plan of Policies review of the request to rezone the properties in the area of Rosa Parks, S. La Salle Gardens St., and Dunedin St. from the R3 zoning classification to an SD2 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 Shane Overbey.

Location

The subject site is comprised of 7601 Rosa Parks Blvd., 1967 and 2011 S. La Salle Gardens, and 7626, 7616, 7608, and 7600 Dunedin Street and generally contains the historic St. Agnes Church. It is bounded by S. La Salle Gardens to the north, Dunedin St to the west, Rosa Parks Blvd to the east, and Bethune St to the south.

Existing Site Information

The subject area is zoned R3 (Low-Density Residential District) and contains the now-vacant church, two vacant residential properties, and vacant residential land. The area is approximately 2.7 acres in size.

Surrounding Site Information

North: R3 – Institutional (church)
East: R3 and PD– residential
South: R3 and PD – residential
West: R3 and R2 – residential and vacant

Project Proposal

The rezoning will allow for the redevelopment of the existing buildings on the site to create 85 multi-family dwelling units, four retail spaces, and outdoor gathering spaces.

Interpretation

Impact on Surrounding Land Use

This site contains a large now-vacant church with attached school which generated a significant amount of traffic on school days and Sundays. Much of the surrounding area contains vacant land, institutional uses, or multi-family residential housing. Therefore, a significant impact is not anticipated.

Impact on Transportation

The site is served by a bus route Rosa Park Boulevard, which is designated as a “Major Thoroughfare”. Traffic generation is not anticipated to be significantly higher than the previous use, and so minimal impact on traffic is anticipated, and the adjacent streets appear to have the capacity to handle anticipated traffic.

Master Plan Interpretation

The site is designated Low/Medium Density Residential (RLM) in the Master Plan. These “areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking or garages with alley access.”.

While the proposed zoning classification is not consistent with the Master Plan’s Future General Land Use classification, with much higher density residential and many commercial uses permitted, its size is small and the proposed use does not appear to be significantly denser than what occupied the site for many years. Therefore, the rezoning is not anticipated to change the overall character of the Rosa Parks neighborhood. It is therefore **generally consistent** with the Master Plan classification. The mixed-use development will provide needed commercial activity in this area and provide stability along the Rosa Parks Boulevard corridor, which is currently undergoing a multi-million dollar streetscape improvement.

Respectfully Submitted,



Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 6-2B, Neighborhood Cluster 6, Rosa Parks

CC: Karen Gage
Antoine Bryant, Director



Map 6-2B

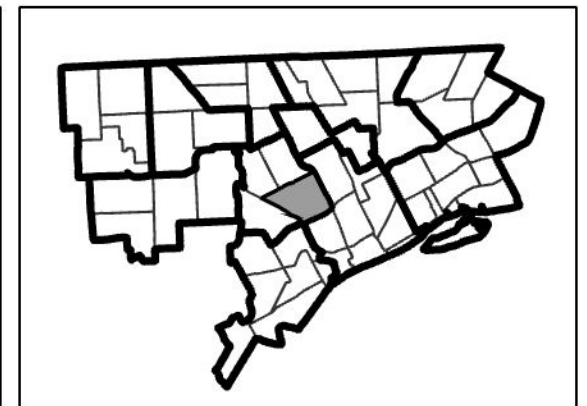
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 6
Rosa Parks



Future Land Use

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



SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-48, *District Map No. 46*, to revise the existing R3 (Low Density Residential) zoning classification to the SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification for the parcels commonly known as 7601 Rosa Parks Boulevard, 1967 and 2011 S. La Salle Gardens, and 7626, 7616, 7608, and 7600 Dunedin Street.

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 50-17-48, *District Map No. 46*, to revise
4 the existing R3 (Low Density Residential) zoning classification to the SD1 (Special Development,
5 Small-Scale, Mixed-Use) zoning classification for the parcels commonly known as 7601 Rosa
6 Parks Boulevard, 1967 and 2011 S. La Salle Gardens, and 7626, 7616, 7608, and 7600 Dunedin
7 Street.

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

9 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
10 *Maps*, Section 50-17-48, *District Map No. 46*, is amended as follows:

11 **CHAPTER 50. ZONING**

12 **ARTICLE XVII. ZONING DISTRICT MAPS**

13 **Sec. 50-17-48. District Map No. 46.**

14 For the properties commonly identified as 7601 Rosa Parks Boulevard, 1967 and 2011 S.
15 La Salle Gardens, and 7626, 7616, 7608, and 7600 Dunedin Street, generally located at the site of
16 historic St. Agnes Church, bounded by S. La Salle Gardens to the north, Dunedin Street to the
17 west, Rosa Parks Boulevard to the east, and Bethune Street to the south, and identified more
18 specifically as:

19 W TWELFTH 1 THRU 12 EXC S 15.25 FT OF E 17.35 FT OF LOT 12 MC GREGORS
20 SUB L30 P39 PLATS, W C R 8/116 60 THRU 52 & VAC ALLEY ADJ WHITNEYS
21 SUB L27 P78 PLATS, W C R 8/82 260 IRREG
22 S LA SALLE GDNS S 13 MC GREGORS SUB L30 P39 PLATS, W C R 8/116 35 X
23 104.6A

1 S LA SALLE GDNS S 13 MC GREGORS SUB L30 P39 PLATS, W C R 8/116 85 X
2 104.25A

3 E DUNEDIN N 14 FT 70 72 T S ANDERSONS SUB L14 P90 PLATS, W C R 8/81 40.02
4 IRREG

5 E DUNEDIN N 24 FT 58 S 16 FT 70 T S ANDERSONS SUB L14 P90 PLATS, W C R
6 8/81 40 X 127.45

7 E DUNEDIN 66 S 6 FT 68 T S ANDERSONS SUB L14 P90 PLATS, W C R 8/81 36 X
8 127.45

9 E DUNEDIN 64 T S ANDERSONS SUB L14 P90 PLATS, W C R 8/81 30 X 127.45

10 the existing R3 (Low Density Residential) zoning classification is revised to the SD1 (Special
11 Development, Small-Scale, Mixed Use) zoning classification.

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

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

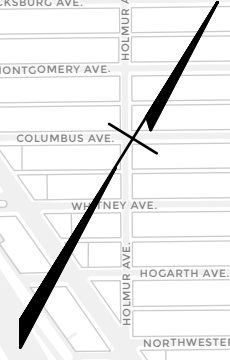
16 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
17 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
18 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Conrad Mallett
Corporation Counsel

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46 (10/20/2022)

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