

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
email: cpc@detroitmi.gov

Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.
Rachel M. Udabe

September 11, 2023

HONORABLE CITY COUNCIL

RE: The request of Joseph Nikollaj and the Detroit City Planning Commission to show a M2 (Restricted Industrial) zoning district where a R1 (Single-family Residential) zoning district is currently shown for the parcels commonly known as 19500 and 19536 W. Davison Street, generally located on the north side of W. Davison Street, bounded by Schoolcraft Street to the north, Minock Street to the east and Auburn Street to the west.
(RECOMMEND APPROVAL)

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from Joseph Nikollaj and initiated a corresponding proposal to amend District Map No. 76 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a M2 (Restricted Industrial) zoning district where a R1 (Single-family Residential) zoning district is currently shown for the properties located at 19500 and 19536 W. Davison Street, generally bounded by Schoolcraft Street to the north, Minock Street to the east, W. Davison Street to the south, and Auburn Street to the west. The sites are in Council District 1.

19500 W. Davison

19500 W. Davison measures approximately 0.3 acres in size and contains a commercial building. The current legal use of the site is ‘warehouse,’ despite the R1 (Single-family Residential) zoning classification.

The proposed map amendment is being requested to permit the existing commercial building located on the site to be utilized as a medical marijuana grow facility. The existing R1 zoning classification does not allow for commercial uses of any kind, though the legal use is listed as ‘warehouse.’ The medical marijuana grow facility use is permitted as a conditional use and would require a Special Land Use hearing.

19536 W. Davison

19536 W. Davison measures 0.2 acres in size and contains a commercial building. The site is owned by McDonald, George (Trust) and is home to McDonald Wholesale. The proposed map amendment is being requested for a portion of the site to create a uniformly zoned parcel. Most of the parcel is currently zoned M2 (Restricted Industrial), while a portion along the eastern most boundary of the property is zoned R1 (Single-family Residential).



Aerial view of parcels proposed for rezoning.

CPC MEETINGS

Public Hearing – February 16, 2023

On February 16, 2023, the City Planning Commission held a public hearing on this rezoning request. No public comments were made at the public hearing. At the time of the public hearing no letters of support or objection were received by CPC staff.

Following the public hearing, CPC staff was able to meet with the owners of 19536 W. Davison. The owners expressed their support of the rezoning. A letter was submitted to CPC staff on behalf of McDonald Wholesale Distributor, further expressing their support.

STAFF ANALYSIS

Surrounding Zoning and Land Use

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

North: R1 (Single-family Residential) – developed, single-family homes

East: R1 (Single-family Residential) – vacant

South: M4 (Intensive Industrial) – developed as industrial

West: M2 (Restricted Industrial) – developed as commercial



Current zoning classification map, with site proposed for rezoning hatched, and parcels identified.

Zoning Ordinance Approval Criteria

Section 50-3-70 of the 2019 Detroit City Code lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff’s analysis:

- *Whether the proposed rezoning amendment corrects an error or meets the challenge of some changing condition, trend, or fact.* The proposed rezoning will create a uniformly zoned parcel at 19536 W. Davison, which is currently split between M2 (Restricted Industrial) and R1 (Single-family Residential). CPC staff believes that the split zoning was unintentional and should be corrected.
- *The suitability of the subject property for the existing zoning classification and proposed zoning classification.* The existing R1 (Single-family Residential) does not allow for the existing commercial structure at 19500 W. Davison to be utilized as it is intended to be. The current legal use of the structure is ‘warehouse.’ M2 (Restricted Industrial) is a more suitable zoning classification, that will allow the existing structures and parking lot to be utilized as intended, and for the current legal uses of the properties.
- *Whether the proposed rezoning will create an illegal “spot zone.”* No spot zoning will be created, as the block face will become a uniformly zoned block face.

Master Plan Consistency

The subject properties are located within the Brightmoor area of Neighborhood Cluster 8 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “RL – Low Density Residential” for the subject properties. The Planning and Development Department has reviewed this proposed rezoning and has determined that it is generally consistent with the Master Plan classification. The full report is attached.

Community Input

Community engagement for the proposed rezoning of 19500 W. Davison took place in September 2020. The petitioners met with the Plainview Block Club on September 24th and September 30th, 2020. Two additional meetings were had with the block club president, Ms. Conner, on September 30th, 2020, and October 5th, 2020. Additionally, the petitioners went door to door to engage with the community. Petition sheets in support of this rezoning were submitted, which included 65 signatures.

Following the February 16, 2023, public hearing, CPC staff met with the owners of the property at 19536 W. Davison. The owners expressed strong support for the rezoning of both 19500 W. Davison, and the portion of their property that currently shows an R1 (Single-family Residential) zoning classification. They further expressed their support for the proposed medical marijuana grow facility and the owners of 19500 W. Davison. A letter was sent to CPC staff on behalf of McDonald Wholesale Distributor, further expressing their support. The letter of support is attached.

RECOMMENDATION

On May 4, 2023, the City Planning Commission voted to recommend approval of the rezoning request of Joseph Nikollaj and the Detroit City Planning Commission to amend Article XVII, Section 50-17-78, District Map 76 of Chapter 50 of the 2019 Detroit City Code, *Zoning*, to show a M2 (Restricted Industrial) zoning classification where a R1 (Single-family Residential) zoning classification is currently shown for the properties at 19500 and 19536 W. Davison Street.

Respectfully submitted,
LAUREN HOOD, CHAIRPERSON



Marcell R. Todd, Jr., Director
Timarie Szwed, City Planner

Attachments: Rezoning Ordinance
PDD Master Plan Interpretation
Updated District Map 76
Letter of Support from McDonald Wholesale Distributor
Petition in support of rezoning of 19500 W Davison

Cc: Antoine Bryant, Director, PDD
Dara O’Byrne, Deputy Director, PDD
Karen Gage, PDD

Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law Department

Lauren Hood, MCD
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Brenda Goss Andrews
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room may be subject to space limitations. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, FEBRUARY 16, 2023, AT 5:15 PM

The public hearing is to consider the request of Joseph Nikollaj and the Detroit City Planning Commission to amend Article XVII, Section 50-17-78, District Map No. 76 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a M2 (Restricted Industrial District) zoning classification where a R1 (Single-Family Residential District) zoning classification is currently shown at 19500 and 19536 W. Davison Street generally bounded by Schoolcraft Street to the north, Auburn Street to the west, Minock Street to the east, and W. Davison Street to the south. The location of the proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to permit the existing commercial building to be utilized as a Marijuana Grower Facility. The existing R1 zoning classification does not allow for commercial uses, though the existing structure is not a residential building.

R1 – Single-Family Residential

This district protects and preserves 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.

M2 – Restricted Industrial

This district provides for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 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, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting. 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. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options:

Online:

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

Or iPhone one-tap:

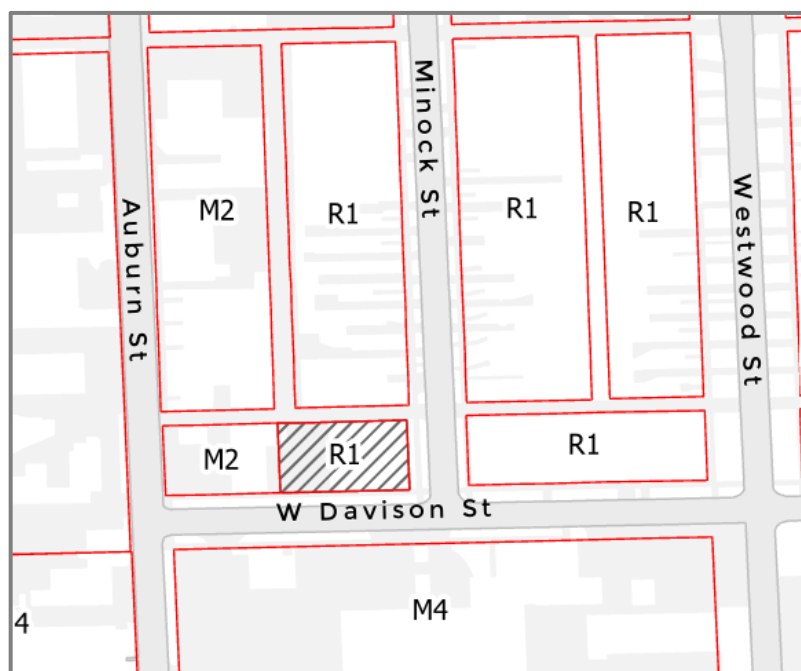
US: +12678310333,96355593579# or +13017158592,,96355593579#

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

**Highlighted area
is proposed to be
rezoned from R1
to M2**



City Planning Commission
202 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

CPC File #: _____
Date of Filing: _____
RE: _____

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: 1-9-23

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: Joseph Nikollaj
Address of Applicant: 19500 W Davison
City, State & Zip Code: Detroit, MI 48223
Telephone Number: (313) 971-8911

2. Name of Property Owner: Nikollaj Hoildings, LLC
(If same as above, write "SAME")
Address of Property Owner: 19500 W. Davison
City, State & Zip Code: Detroit, MI 48223
Telephone Number: (586) 242-9258

3. Present Zoning of Subject Parcel: R-1, Residential

4. Proposed Zoning of Subject Parcel: Industrial - M2

5. Address of Subject Parcel: 19500 West Davison
between Auburn and Minock
(Street) (Street)

6. General Location of Subject Property: City of Detroit, west side, South of Schoolcraft and west of Evergreen Rd.

7. Legal Description of Subject Parcel: *(May be attached)*
N DAVISON 69 THRU 64 B E TAYLORS BRIGHTMOOR CARLIN SUB L51 P50 PLATS
WC R 22/510 120 X 100

8. Size of Subject Parcel (Dimensions): 100 X 120
(Acreage): 0.275

9. Description of anticipated development:
Medical Marijuana Facility – Cultivation Class B or C

10. Reason why the present zoning classification is not appropriate and why the proposed zoning classification is more appropriate:
This commercial property /building sits in a small Industrial area where the other buildings are
Zoned Industrial. In fact the present year’s zoning on all Tax assessment notices show the property as
Zones 301 Industrial as the other building are also zoned as such. This is not a residential building.

11. Zoning of Adjacent Properties:
To the North - M2 Industrial & R1 Residential
To the South - M4 Industrial
To the East - R-1 Residential
To the West - M2 Industrial

12. Development of Adjacent Properties:
To the North - Industrial buildings, empty lots and spread out residential
To the South - All Industrial Buildings
To the East - Empty lots and spread out residential
To the West - All Industrial Buildings

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

Group Name/Address	Contact Person/Phone Number
The Plainview Block Club	President, Sher Connor

14. Adjacent Property Owners, Businesses or Residents contacted by Applicant: **(SEE Attached Petitions)**

Name	Indicate: Owner Business Resident	Address	Address of Adjacent Property	Phone
Tiana Johnson	Resident	13534 Minock		313-753-5018
Tiffany Durham	Resident	14206 Minock		313-458-6044
Floyd Watkins	Resident	13582 Minock		313-978-5021
Terrence Douglas	Resident	14363 Penrod		313-456-5279
Jennifer Thomas	Resident	13940 Grandville		313-334-1774

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-78, *District Map No. 76*, to revise the existing R1 (Single-Family Residential District) zoning classification to the M2 (Restricted Residential District) zoning classification for the parcels commonly known as 19500 and 19536 West Davison Street.

1 **BY COUNCIL MEMBER _____ :**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending
3 Article XVII, *Zoning District Maps*, Section 50-17-78, *District Map No. 76*, to revise the existing R1
4 (Single-Family Residential District) zoning classification to the M2 (Restricted Industrial District) zoning
5 classification for the parcels commonly known as 19500 and 19536 West Davison Street.

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

7 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District Maps*,
8 Section 50-17-78, *District Map No. 76*, is amended as follows:

9 **CHAPTER 50. ZONING**

10 **ARTICLE XVII. ZONING DISTRICT MAPS**

11 **Sec. 50-17-78. District Map No. 76.**

12 For the properties commonly identified as 19500 and 19536 West Davison Street, generally
13 bounded by Schoolcraft Street to the north, Auburn Street to the west, Minock Street to the east, and West
14 Davison Street to the south, and identified more specifically as:

15 N DAVISON 69 THRU 64 B E TAYLORS BRIGHTMOOR CARLIN SUB L51 P50 PLATS, W C
16 R 22/510 120 X 100

17 N DAVISON 73 THRU 70 B E TAYLORS BRIGHTMOOR CARLIN SUB L51 P50 PLATS, W C
18 R 22/510 80 X 100

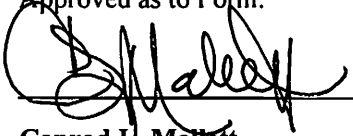
19 the existing R1 (Single-Family Residential District) zoning classification is revised to the M2 (Restricted
20 Industrial District) zoning classification.

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

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

3 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication in
4 accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6) and Section
5 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:


A handwritten signature in black ink, appearing to read "C. Mallett", written over a horizontal line.

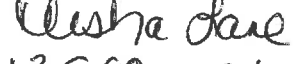
Conrad L. Mallett
Corporation Counsel


**PETITION
IN SUPPORT OF APPLICATION FOR REZONING OF
PROPERTY LOCATED AT 19500 W. DAVISON, FROM
ITS CURRENT RESIDENTIAL DESIGNATION TO
INDUSTRIAL, FOR A PROPOSED MARIJUANA GROW
FACILITY**

The undersigned patient/community member/resident/business owner/citizen of
Detroit supports the Rezoning application and Proposed Use.

	Name (print or type)	Signature	Telephone
1.	Kristina Jones Address 14131 Kentfield		(313) 989-5122

	Name (print or type)	Signature	Telephone
2.	Brian Henderson Address 13932 Westwood St		313 948 1208

	Name (print or type)	Signature	Telephone
3.	Misha Lane Address 13500 13500 Glastonbury		(313) 247-9502

	Name (print or type)	Signature	Telephone
4.	Chardee Lane Address Lane	 Chardee Lane	(313) 347-5984 13500 Glastonbury

	Name (print or type)	Signature	Telephone
5.	Maurice Smith Address		248 991 5757 14040 warwick

**PETITION
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1. Name (print or type) Signature Telephone
Darnell Darrick Neal Paul Neal 248-796-1792
Address
19231 W. Davison
2. Name (print or type) Signature Telephone
Marcelus Hawkins March L 248-835-3357
Address
19010 W Davison Det MI 48223
3. Name (print or type) Signature Telephone
Aitona Sharpe 313 926-0555
Address
13535 Piedmont Dt 48223
4. Name (print or type) Signature Telephone
Brenda Sharpe Brenda Sharpe 313-971-9557
Address
13535 Piedmont St Det 48223.
5. Name (print or type) Signature Telephone
Shahwna Loge Shahwna Loge (313)671-8659
Address
18654 Fitzpatrick Ct.

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The undersigned patient/community member/resident/business owner/citizen of Detroit supports the Rezoning application and Proposed Use.

1. Name (print or type) Latrice Collins Signature [Signature] Telephone 313-420-7096
Address 13568 Westwood mi

2. Name (print or type) James Johnson Signature [Signature] Telephone (313) 768-4029
Address 19133 Schoolcraft 48235 Det MI

3. Name (print or type) Terrence Green Signature Terrence Green Telephone 312-257-2266
Address 908 Glynn St. Det. MI 48202

4. Name (print or type) Shakea Whitfield Signature [Signature] Telephone 313-719-0107
Address 17813 Midland St. Det, MI 48207

5. Name (print or type) Michael Whitfield Signature Michael Whitfield Telephone 313-265-1396
Address 17065 Midland St det, mi 48207

**PETITION
IN SUPPORT OF APPLICATION FOR REZONING OF
PROPERTY LOCATED AT 19500 W. DAVISON; FROM
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FACILITY**

**The undersigned patient/community member/resident/business owner/citizen of
Detroit supports the Rezoning application and Proposed Use.**

1. Name (print or type) **PATRICIA WATTS** Signature *Patricia Watts* Telephone **313-864-4654**
Address **17134 Hubbell, Detroit, MI 48235**

2. Name (print or type) **FRANK WATTS** Signature *Frank Watts* Telephone **313 300-0638**
Address **17134 HUBBELL, DET MI 48235**

3. Name (print or type) _____ Signature _____ Telephone _____
Address _____

4. Name (print or type) _____ Signature _____ Telephone _____
Address _____

5. Name (print or type) _____ Signature _____ Telephone _____
Address _____

**PETITION
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**The undersigned patient/community member/resident/business owner/citizen of
Detroit supports the Rezoning application and Proposed Use.**

1. Name (print or type) PATRICIA WATTS Signature Patricia Watts Telephone 313-864-4654
Address 17134 Hubbell, Detroit, MI 48235

2. Name (print or type) FRANK WATTS Signature Frank Watts Telephone 313-300-0638
Address 17134 HUBBELL, DET MI 48235

3. Name (print or type) Anthony Crawford Signature Anthony Crawford Telephone 313-720-5433
Address 47011 Hidden River Circle, Canton, MI 48188

4. Name (print or type) _____ Signature _____ Telephone _____
Address _____

5. Name (print or type) _____ Signature _____ Telephone _____
Address _____

**PETITION
IN SUPPORT OF APPLICATION FOR REZONING OF
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The undersigned patient/community member/resident/business owner/citizen of Detroit supports the Rezoning application and Proposed Use.

1.

<small>Name (print or type)</small>	<small>Signature</small>	<small>Telephone</small>
TIANA Johnson	<i>Tiana Johnson</i>	(313) 753-5018
<small>Address</small>		
18537 MINOCK Detroit MI 48223		

2.

<small>Name (print or type)</small>	<small>Signature</small>	<small>Telephone</small>
GEORGIA Eddie	<i>Georgia Eddie</i>	(313) 989-6160
<small>Address</small>		
17588 GREENVIEW Detroit MI 48219		

3.

<small>Name (print or type)</small>	<small>Signature</small>	<small>Telephone</small>
MARY Johnson	<i>Mary Johnson</i>	(313) 758-4044
<small>Address</small>		
18534 MINOCK Detroit MI, 48223		

4.

<small>Name (print or type)</small>	<small>Signature</small>	<small>Telephone</small>
SHARON Sharon	<i>Sharon</i>	(616) 322-0585
<small>Address</small>		
14206 Minock		


5.

<small>Name (print or type)</small>	<small>Signature</small>	<small>Telephone</small>
Trish Davenport	<i>Trish Davenport</i>	313 556 8903
<small>Address</small>		
14220		
Angel Brown	<i>Angel Brown</i>	313-854-8611


**PETITION
IN SUPPORT OF APPLICATION FOR REZONING OF
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**The undersigned patient/community member/resident/business owner/citizen of
Detroit supports the Rezoning application and Proposed Use.**


1.

<small>Name (print or type)</small> Floyd Withins	<small>Signature</small> 	<small>Telephone</small> 313-478-5021
<small>Address</small> 13582 - Mialock st Det mi 48223		


2.

<small>Name (print or type)</small> Terrance Douglas	<small>Signature</small> 	<small>Telephone</small> 313 456-5219
<small>Address</small> 14363 Kenrod st Detroit MI 48223		


3.

<small>Name (print or type)</small> Chudi mehal Ah'	<small>Signature</small> 	<small>Telephone</small> 48223-313-646-9750
<small>Address</small> 19444 Schoolcraft Detroit mi 48223		

4.


<small>Name (print or type)</small> Eboni Rice	<small>Signature</small> 	<small>Telephone</small> (313) 673-4133
<small>Address</small> 7259 Fielding St.		

5.


<small>Name (print or type)</small> Sequita Perry	<small>Signature</small> 	<small>Telephone</small> 810-333-6620
<small>Address</small> 11712 Schaefer		


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**The undersigned patient/community member/resident/business owner/citizen of
Detroit supports the Rezoning application and Proposed Use.**

1. *Name (print or type)* SAM *Signature*  *Telephone* 313 272-3004
Address
19444 Schoolcraft Ave
Detroit MI 4823

2. *Name (print or type)* ART *Signature*  *Telephone* 313-399-6752
Address
12600 Artesian

3. *Name (print or type)* Hannah *Signature*  *Telephone* 734 929 7388
Address
12000 Artesian St
Detroit


4. *Name (print or type)* FRED Pradhan *Signature*  *Telephone* 248-716-0568
Address
126400 westwood

5. *Name (print or type)* Martha Thomas *Signature* Martha Thomas *Telephone* 313-218-8064
Address
13530 Faust


**PETITION
IN SUPPORT OF APPLICATION FOR REZONING OF
PROPERTY LOCATED AT 19500 W. DAVISON, FROM
ITS CURRENT RESIDENTIAL DESIGNATION TO
INDUSTRIAL, FOR A PROPOSED MARIJUANA GROW
FACILITY**

**The undersigned patient/community member/resident/business owner/citizen of
Detroit supports the Rezoning application and Proposed Use.**


1.

Name (print or type)	Signature	Telephone
Michael Whithead		313-342-4924
Address		
14015 Glastonbury AVE, Detroit, 48201		


2.

Name (print or type)	Signature	Telephone
Corey Johnson		313 719 5641
Address		
14003 WARKICK		


3.

Name (print or type)	Signature	Telephone
Tracy Burck		313-920-7833
Address		
13527 Westwood St Detroit, MI, 48223		

4.

Name (print or type)	Signature	Telephone
Jennifer Thomas		(313)334-1779
Address		
13940 Grandville St 48223		

5.

Name (print or type)	Signature	Telephone
Egon Anthony		(313)457-3448
Address		
12870 W. OUTER DR. 48223		

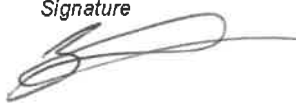

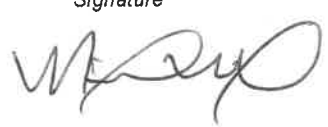
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The undersigned patient/community member/resident/business owner/citizen of Detroit supports the Rezoning application and Proposed Use.

1. Domoniv Henderson 313 523 2053
Name (print or type) Signature Telephone
1420 S Schoolcraft Vikkes bar and Grill
Address
2. John Evans (313) 482-0776
Name (print or type) Signature Telephone
Address
3. Sharon Buford (313) 624 6576
Name (print or type) Signature Telephone
Address
4. Jeffrey Yates (313) 334 8095
Name (print or type) Signature Telephone
Address
5. MARLOW ADAMS 248-499-3950
Name (print or type) Signature Telephone
14325-Midlock Det MI 48223
Address





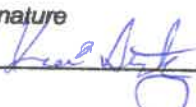
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FACILITY**

**The undersigned patient/community member/resident/business owner/citizen of
Detroit supports the Rezoning application and Proposed Use.**

1. Name (print or type) *BRADLEY WHITE* Signature  Telephone *313-520-5585*
Address *14047 PIEDMONT ST.
DETROIT, MI 48224*
2. Name (print or type) *Ali* Signature  Telephone *313 394-9749*
Address *19245
Schoolcraft*
3. Name (print or type) *Nicole Nixon* Signature  Telephone *313-477-5306*
Address *14333 Grandville
Detroit MI 48223*
4. Name (print or type) ~~XXXXXXXXXX~~ Signature *Terrance* Telephone _____
Address *135863 Westwood*
5. Name (print or type) *Brian Summers* Signature *Bradley Summers* Telephone *734-258-5958*
Address *Kendall + Schoolcraft*

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**The undersigned patient/community member/resident/business owner/citizen of
Detroit supports the Rezoning application and Proposed Use.**

1. **Name (print or type)** April Taylor **Signature**  **Telephone** 586 627 4079
Address 13541 Minock Det MI 48223
2. **Name (print or type)** Billy Underwood **Signature**  **Telephone** 313 308 6470
Address 13555 Minock 48223
3. **Name (print or type)** Isaac Wilson **Signature**  **Telephone** _____
Address 18641 Schoolcraft Detroit MI 48223
4. **Name (print or type)** Joseph Burwell **Signature**  **Telephone** 313 835 8700
Address 19303 Davison W Detroit, MI 48223
5. **Name (print or type)** Kevin Armstrong **Signature**  **Telephone** 313 465 4570
Address 19303 Davison Detroit MI 48223


**PETITION
IN SUPPORT OF APPLICATION FOR REZONING OF
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
**The undersigned patient/community member/resident/business owner/citizen of
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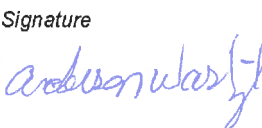
1. Michael Favenough [Signature] 313-627-5624
Address: 23181 Stewart Ave Warren MI 48089
2. Edw. M. [Signature] [Signature] 218 586 4677
Address: 12410 McHuan Detroit
3. [Signature] [Signature] 734-502-9772
Address: 19303 Davison W Detroit MI 48223
4. [Signature] [Signature] 313 835 8700
Address: 19303 Davison W Detroit MI 48223
5. Theresa Mugh [Signature] 248-979-1338
Address: 19231 Verdun

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IN SUPPORT OF APPLICATION FOR REZONING OF
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**The undersigned patient/community member/resident/business owner/citizen of
Detroit supports the Rezoning application and Proposed Use.**

1. Name (print or type) *Donald Trapper* Signature  Telephone *(313) 575-0402*
Address *12071 Southfield*

2. Name (print or type) *DEON COLEMAN* Signature  Telephone *1313 6268010*
Address *15231 HazelRidge*

3. Name (print or type) *Anderson Washing anderson washing* Signature  Telephone *313-213-9422*
Address *13546 minock st*

4. Name (print or type) *Michelle Kettle* Signature *Michelle Kettle* Telephone *313 629 4159*
Address *13541 minock st*

5. Name (print or type) *Robert Allen* Signature  Telephone *313 743 1368*
Address *13541 Minock*

RE: Re-zoning of property located at 19500 W. Davison St.

Our company shares a parking lot with the above mentioned address. We have absolutely no problem with the proposed re-zoning for Commercial use. We also support the re-zoning for the small area of our property located at 19536 W. Davison. We have been in this location for over 30 years and have seen many companies come and go. The current owner has done extensive remodeling, and in our opinion, is the best neighbor we have had. There have not been any issues with smells from marijuana plants or anything else.

As of now that building lies vacant, and we would very much like to see it occupied again.

Patricia McDonald
McDonald Wholesale Distributor
19536 W. Davison St.
Detroit, MI 48223
313-273-2870



**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: February 13, 2023

RE: **Master Plan of Policies review of the request to show an M2 (Restricted Industrial District) zoning classification where a R1 (Single-Family Residential District) zoning classification is currently shown at 19500 and 19536 W. Davison Street**

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 Joseph Nikollaj and the CPC.

Location

The proposed site is generally bounded by Schoolcraft Street to the north, Auburn Street to the west, Minock Street to the east, and W. Davison Street to the south.

Existing Site Information

The area is approximately 0.3 acres in size, and contains a commercial building.

Surrounding Site Information

North: R1 – single family homes

East: R1 – Vacant

South: M4 – Industrial

West: M2 – commercial

Project Proposal

The rezoning is being requested to permit the existing commercial building to be utilized as a Marijuana Grower Facility. The existing R1 zoning classification does not allow for commercial uses, though the existing structure is not a residential building.

Interpretation

Impact on Surrounding Land Use

The rezoning of the site to a light industrial classification will significantly increase the intensity of the possible uses and traffic volumes. Truck traffic is also possible with industrial uses. This could of course impact the adjacent residential properties.

Impact on Transportation

W. Davison in this area is not a major or secondary thoroughfare. There is a bus route on Schoolcraft Street to the north. Minock Street is a residential street adjacent to and north of the site, while Auburn is industrial.

Master Plan Interpretation

The site is designated Low Density Residential (RL) in the Master Plan's Brightmoor neighborhood. These "areas should have an overall density (of) up to 8 dwelling units per net residential acre. The areas are often characterized by single family homes with front yard set backs and driveways with garage or off street parking." Due to the small size of the subject area and the fact that the area currently contains a commercial use makes it unlikely that the rezoning to light industrial will change the overall character of the area. Therefore, the proposal is generally **consistent** with the Master Plan.

Respectfully Submitted,



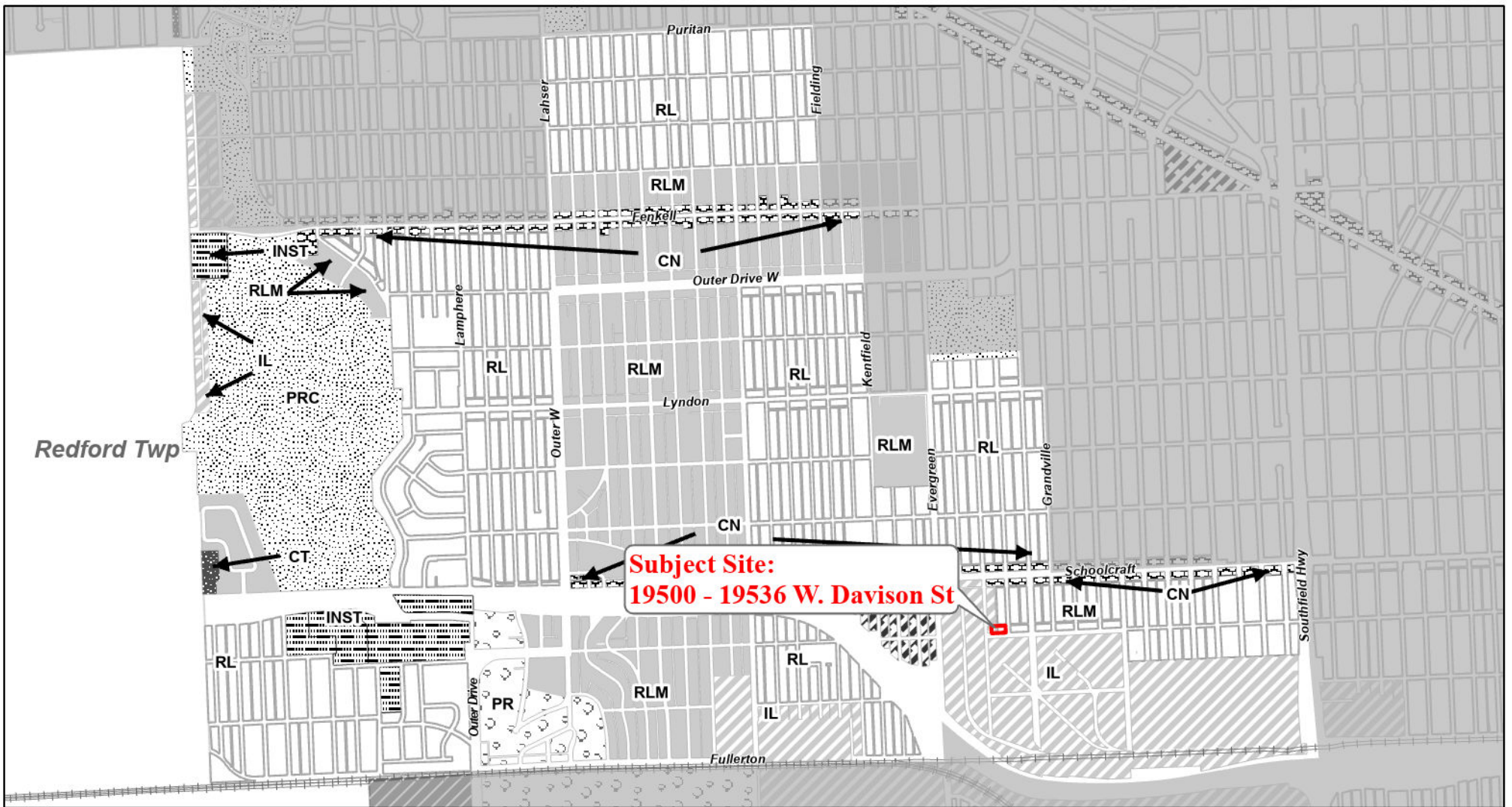
Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 8-1B, Neighborhood Cluster 8, Brightmoor

CC: Karen Gage
Antoine Bryant, Director



Map 8-1B

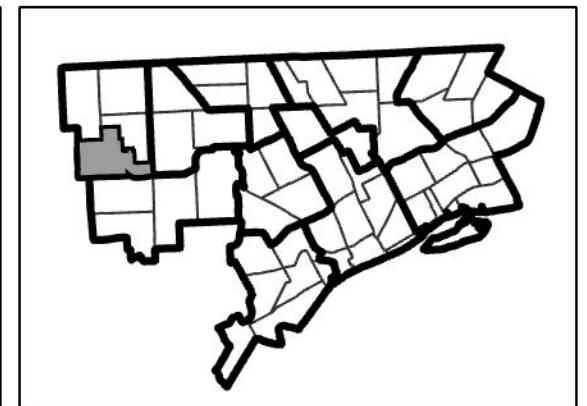
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 8
Brightmoor



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) | |



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74

75

67

76 (5/4/2023)

77

76

