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# City of Detroit

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September 28, 2023

## HONORABLE CITY COUNCIL

**RE:** Request of Michael G. Darga, P.E., Giffels Webster, on behalf of CHN Housing Partners to show a R3 (Low-Density Residential) zoning district where a R1 (Single-Family Residential) zoning district is currently shown for twelve parcels commonly known as 7225, 7235, 7241, 7251, 7257, 7263, 7226, 7234, 7240, 7248, 7256, 7262 Archdale Street, generally bounded by Simanek Playground to the north, Longacre Street to the east, W. Warren Avenue to the south, and Southfield Freeway Service Drive to the west. **(RECOMMEND APPROVAL)**

## NATURE OF REQUEST

The City Planning Commission (CPC) has received a request from Michael G. Darga, P.E., Giffels Webster, on behalf of CHN Housing Partners to amend District Map No. 40 of the 2019 Detroit City Zoning Code, Chapter 50, *Zoning*, to show a R3 (Low-Density Residential) zoning district where a R1 (Single-Family Residential) zoning district is currently shown for the property located at 7225, 7235, 7241, 7251, 7257, 7263, 7226, 7234, 7240, 7248, 7256, 7262 Archdale Street, generally bounded by Simanek Playground to the north, Longacre Street to the east, W. Warren Avenue to the south, and Southfield Freeway Service Drive to the west. The site is in Council District 7, measures approximately 1.1 acres and the site is currently vacant.



Current zoning classification map, with subject property hatched.

The proposed map amendment is being requested to permit the development of a multi-unit senior citizen housing complex on the currently vacant Archdale subject parcels. The existing R1 zoning classification does not allow for multi-family housing.

## **STAFF ANALYSIS**

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

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

North: R1 – Playfield and former school site

East: R1 – Single family residential

South: B4 – Commercial

West: R3 – Multi-family residential



*View of proposed rezoning*

### ***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 protecting the health, safety, and general welfare of the public, specifically for senior citizens, by providing an appropriate zoning classification for new housing for senior citizens.*
- 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.*
- 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 because of the proposed rezoning. By allowing the proposed rezoning, the vitality of the neighborhood is anticipated to be improved.*

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

The subject site is located within the Brooks area of Neighborhood Cluster 7 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Institutional (INST) 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 rezoning has been completed by CHN and Cody Rouge Community Action Alliance (CRCAA). The community engagement process has consisted of providing information to and soliciting input from specific groups (including but not limited to local neighborhood associations/block clubs, CRCAA's community development corporation (CDC) partners, and local businesses), as well as interested residents in the immediate area. The outreach strategy includes hosting community meetings, focus groups, and gathering survey input. CRCAA will continue to provide information to the broader community by providing project updates in the organization's newsletter.

CHN and CRCAA held a community engagement event on April 13, 2023, which was attended by 130, including block groups, county commissioners, councilmembers, the district 7 manager and other city officials.

Another meeting was held by CHN, CRCAA, and project architect Hiti DiFrancesco + Siebold (HD+S) on April 27, 2023. This meeting was attended by over 60 seniors from the surrounding community. Attendees were provided with an overview of the organization, with discussions regarding their presence in Detroit, mission, partners, service area and impacts. Attendees broke out into smaller focus groups facilitated by the organizers to discuss four key topics: 1) Site and outdoor spaces; 2) Interior community and common areas; 3) apartments; and 4) building image. Each group took 10-15 minutes to discuss each topic to ensure all seniors and their input was included.

### **CPC MEETINGS**

#### ***Public Hearing – July 20, 2023***

On July 20, 2023, the City Planning Commission held a public hearing on this rezoning request. At the hearing, two members of the public spoke. The first speaker was Delorean Holmes, from the Housing and Revitalization Department staff. Mr. Holmes stated that he had been working with CHN and the Cody Rouge Community Action Alliance since the proposal was selected through the RFP process. Mr. Holmes pointed out that CHN has sought to address some of the needs identified in the Warrendale

Cody Rouge Neighborhood Plan, specifically the need for senior housing. The second public commenter did not express support or opposition to the proposed rezoning.

### **CONCLUSION & RECOMMENDATION**

On July 20, 2023, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map 40 of Chapter 50 of the 2019 Detroit City Code, *Zoning*, to show an R3 (Low-Density Residential) zoning district where an R1 (Single-Family Residential) zoning district is currently shown for twelve parcels commonly known as 7225, 7235, 7241, 7251, 7257, 7263, 7226, 7234, 7240, 7248, 7256, 7262 Archdale Street.

Respectfully submitted,

DONOVAN SMITH, CHAIRPERSON



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

Attachments: Rezoning Ordinance  
PDD Master Plan Interpretation  
Updated District Map 40

cc: Antoine Bryant, Director, PDD  
Dara OByrne, Deputy Director, PDD  
Karen Gage, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
James Foster, BSEED  
Conrad Malett, Corp Counsel  
Bruce Goldman, Law Department  
Daniel Arking, Law Department

## **SUMMARY**

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-42, *District Map No. 40*, to revise the existing R1 (Single-Family Residential District) zoning classification to the R3 (Low Density Residential District) zoning classification for the properties commonly known as 7225, 7235, 7241, 7251, 7257, 7263, 7226, 7234, 7240, 7248, 7256 and 7262 Archdale Street, generally bounded by Simanek Playfield to the north, Longacre Street to the east, W. Warren Avenue to the south, and Southfield Road to the west..

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 50-17-42, *District Map No. 40*, to revise the existing R1  
4 (Single-Family Residential District) zoning classification to the R3 (Low Density Residential District)  
5 zoning classification for the properties commonly known as 7225, 7235, 7241, 7251, 7257, 7263, 7226,  
6 7234, 7240, 7248, 7256, and 7262 Archdale Street, generally bounded by Simanek Playfield to the north,  
7 Longacre Street to the east, W. Warren Avenue to the south, and Southfield Road to the west.

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 Maps*,  
10 Section 50-17-42, *District Map No. 40*, is amended as follows:

11 **CHAPTER 50. ZONING**

12 **ARTICLE XVII. ZONING DISTRICT MAPS**

13 **Sec. 50-17-42. District Map No. 40.**

14 For the properties commonly identified as 7225, 7235, 7241, 7251, 7257, 7263, 7226, 7234, 7240,  
15 7248, 7256, and 7262 Archdale, generally bounded by Simanek Playfield to the north, Longacre Street to  
16 the east, W. Warren Avenue to the south, and Southfield Road to the west, and identified more specifically  
17 as:

18 W ARCHDALE 28 EAST HAVEN SUB L47 P1 PLATS, W C R 22/252 35 X 115

19 W ARCHDALE 27 EAST HAVEN SUB L47 P1 PLATS, W C R 22/252 35 X 115

20 W ARCHDALE 26 EAST HAVEN SUB L47 P1 PLATS, W C R 22/252 35 X 115

21 W ARCHDALE 25 EAST HAVEN SUB L47 P1 PLATS, W C R 22/252 35 X 115

22 W ARCHDALE 24 EAST HAVEN SUB L47 P1 PLATS, W C R 22/252 35 X 115

23 W ARCHDALE 23 EAST HAVEN SUB L47 P1 PLATS, W C R 22/252 46.38 X 115

24 E ARCHDALE 29 EASTHAVEN SUB L47 P1 PLATS, W C R 22/252 35 X 115

25 E ARCHDALE 30 EASTHAVEN SUB L47 P1 PLATS, W C R 22/252 35 X 115

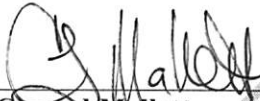
1 E ARCHDALE 31 EASTHAVEN SUB L47 P1 PLATS, W C R 22/252 35 X 115  
2 E ARCHDALE 32 EASTHAVEN SUB L47 P1 PLATS, W C R 22/252 35 X 115  
3 E ARCHDALE 33 EASTHAVEN SUB L47 P1 PLATS, W C R 22/252 35 X 115  
4 E ARCHDALE 34 EASTHAVEN SUB OF SEC 1 L47 P1 PLATS, W C R 22/252 46.38 X 115  
5 the existing R1 (Single-Family Residential District) zoning classification is revised to the R3 (Low  
6 Density Residential District) zoning classification.

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

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

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

Approved as to Form:

  
\_\_\_\_\_  
**Conrad Mallett**  
Corporation Counsel



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**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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**TO:** Mr. Marcell Todd, Director, City Planning Commission  
**FROM:** Greg Moots, Planning and Development  
**RE:** Master Plan Interpretation for **Rezoning**  
**DATE:** July 13, 2023

**RE:** **Master Plan of Policies review of the request to show an R3 (Low Density Residential District) zoning classification where an R1 (Single-family residential District) is currently shown on thirteen parcels in the area of W. Warren Avenue and Southfield Freeway.**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department (P&DD) submits the following review of the proposed rezoning. The proposed map amendment is at the request of the Detroit City Planning Commission.

**Location**

The 13 parcels are generally bounded by Simanek Playfield to the north, Southfield Freeway Service Drive to the west, Longacre Street to the east, and W. Warren Avenue to the south.

**Existing Site Information**

The area is approximately 1.1 acres in size and is vacant.

**Surrounding Site Information**

North: R1 – Playfield and former school site  
East: R1 – Single family residential  
South: B4 - Commercial  
West: R3 – Multi-family residential

**Project Proposal**

The proposed rezoning is being requested to permit the construction of a senior housing development.

**Interpretation**

**Impact on Surrounding Land Use**

The rezoning of the site to the R3 district permits various low and medium density residential and public, civic, and institutional uses. These uses should have minimal impact on the single-family homes to the east and would likely be compatible with the multi-family development to



the west, though there will likely be some increase in traffic beyond what was present when the site contained single family homes. The permitted buildings are low in height.

**Impact on Transportation**

Greater density, and hence greater traffic, is permitted under the proposed R3 zoning. Bus routes run to the west and south on the Southfield Freeway and W Warren Avenue, respectively. West Warren Ave. is also classified as a “major street” in the Master Plan, and has adequate capacity to for any increase in traffic.

**Master Plan Interpretation**

The site is designated Institutional (INST) in the Master Plan’s Brooks neighborhood. This “... status 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.”. The proposed rezoning is generally **consistent** with the Master Plan designation, as the overall density of the larger area would not increase significantly and the overall character would not change.

Respectfully Submitted,



Gregory Moots

Planning and Development Department

**Attachments**

**Future General Land Use Map:** Map 7-1B, Neighborhood Cluster 7, Brooks

CC: Karen Gage  
Antoine Bryant, Director



**Map 7-1B**

**City of Detroit  
Master Plan of  
Policies**

**Neighborhood Cluster 7  
Brooks**



**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)      |



77	69	70
78	40	15A
X	X	X

69

15A

78

40 (7/20/2023)

40

