

# City of Detroit

**Donovan Smith**  
Chairperson  
**Melanie Markowicz**  
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)

**Kenneth R. Daniels**  
**David Esparza, AIA, LEED**  
**Ritchie Harrison**  
**Lauren Hood, MCD**  
**Gwen Lewis**  
**Frederick E. Russell, Jr.**  
**Rachel M. Udabe**

October 6, 2023

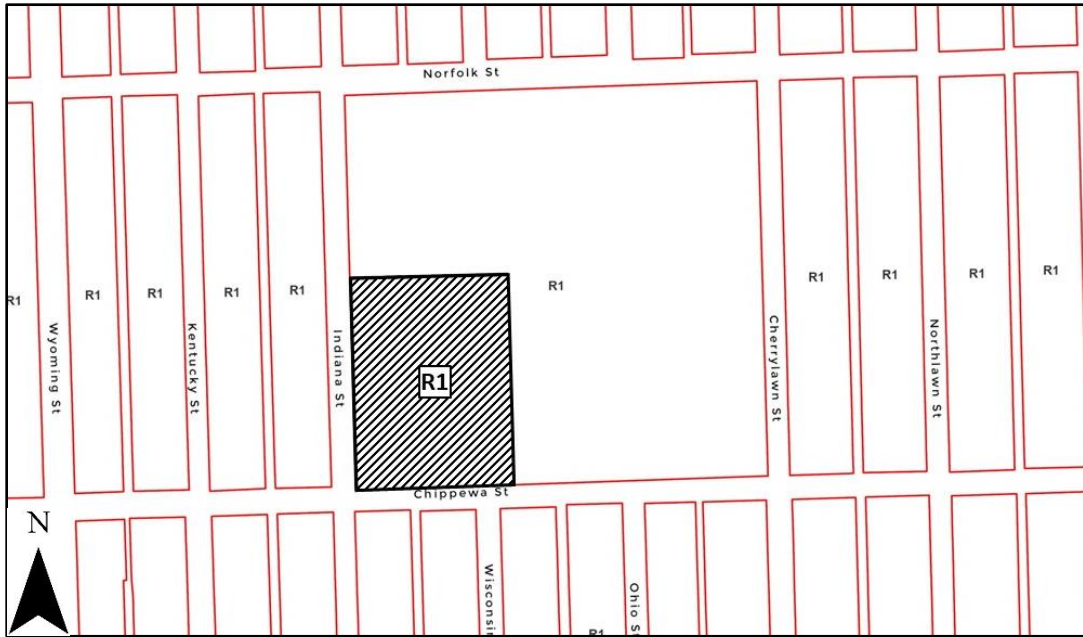
## HONORABLE CITY COUNCIL

**RE:** Request of the City Planning Commission to amend Article XVII, Section 50-17-63, District Map No. 61 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a R3 (Low Density Residential District) zoning classification where a R1 (Single-Family Residential District) zoning classification is currently shown on one parcel commonly known as 20119 Wisconsin Street generally bounded by Norfolk Street to the north, Cherrylawn Street to the east, Chippewa Street to the south, and Indiana Street to the west. **(RECOMMEND APPROVAL – REQUESTING INTRODUCTION AND THE SETTING OF A PUBLIC HEARING)**

The City Planning Commission (CPC) has received a request from URGE Development Group to amend Article XVII, Section 50-17-63, District Map No. 61 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a R3 (Low Density Residential District) zoning classification where a R1 (Single-Family Residential District) zoning classification is currently shown on one parcel commonly known as 20119 Wisconsin Street generally bounded by Norfolk Street to the north, Cherrylawn Street to the east, Chippewa Street to the south, and Indiana Street to the west.

The proposed map amendment is being requested to support the revitalization of the abandoned Higginbotham School building into approximately 40 new residential units, while utilizing the school's theatre space for nonprofits and community organizations. The development also proposes to construct two multi-family buildings.

The proposed R3 District would conditionally permit the adaptive re-use of the school building and allow for the development of multi-family dwellings with fewer than 50 percent of the units in the structure being efficiency units by right. At this point CPC is acting as the petitioner due to the site's current ownership by the City of Detroit Planning and Development Department, care of the Detroit Building Authority (DBA). The City and Developer are in discussions to finalize the purchase agreement and expect to do so in the near future.

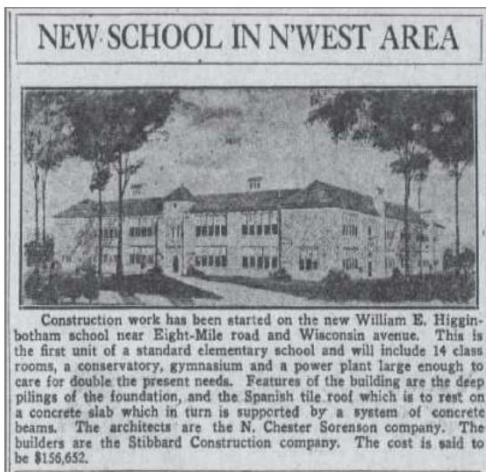


Shaded Area is proposed to be rezoned from R1 to R3

## BACKGROUND AND PROPOSAL

### History

The William E. Higginbotham School Building was built in 1926 and expanded in 1944 and 1946 by the Detroit Public Schools to house African American kindergarteners through eighth graders. A report by the Detroit City Council’s Historic Designation Advisory Board stated that the building was deemed eligible for the National Register of Historic Places under the *Public Schools of Detroit Multiple Property Submission* in 2011 and included in the *20<sup>th</sup> Century Civil Rights in Detroit Reconnaissance and Intensive Level Survey, 2019*.<sup>1</sup> Higginbotham School meets multiple criteria for the National Register due to its local significance as a Detroit all Black elementary school for over eighty years and the unique Mediterranean Revival-style architecture. The school’s namesake William E. Higginbotham was one of the partners of Malcolmsen & Higginbotham, the architectural firm selected by the Detroit Board of Education as its architect from 1893-1923. Specializing in school architecture, the firm designed more than



Detroit Free Press, July 17, 1927



three-quarters of Detroit’s public-school buildings built prior to 1923.

<sup>1</sup> <https://detroitmi.gov/sites/detroitmi.localhost/files/2021-03/Higginbotham%20Final%20Report.pdf>

For additional information about the Higginbotham School Historic District, please visit <https://detroitmi.gov/document/william-e-higginbotham-school-historic-district>

### ***Development Detail***

As mentioned in the proposal the developer URGE Development plans to develop the Higginbotham School Building into a multi-family residential building with approximately 40 units. In addition to the adaptive re-use of the school building, URGE also plans to construct two multi-family buildings of approximately 60 total units, that would be allowed either by-right or conditionally depending on the percentage of efficiency units. The proposed unit mix for the school building includes 10 studio, 24 one-bedroom and 6 two-bedroom units. The multi-family building includes 24 studio, 24 one-bedroom, and 12 two-bedroom units. The proposed development includes 106 parking spaces for the 100 total units. Below is a site plan for the proposed development.



*Higginbotham Garden Apartments / Source: McIntosh Poris Architects*

### ***Community Input***

URGE Development has conducted 6 community engagement meetings in 2023 related to the proposed development of the Higginbotham School building. These meetings include a presentation with City Council District 2 in February and Garden Homes Community Group in March and May. There were also online virtual open houses held by the development team to provide additional opportunity for residents to speak directly with the development team and express their thoughts on the proposed development.

### **PUBLIC HEARING RESULTS**

On July 20, 2023, the City Planning Commission held a public hearing on this rezoning request. During the hearing, two members of the public spoke, and one City Department representative

spoke in support of the rezoning. One member of the public submitted a letter via email with concerns. Details on the substance of the comments are as follows:

- The President of Garden Homes Community Organization spoke in support of the rezoning request. They stated that the applicant engaged with their organization on multiple occasions and presented the plans for their site to the organization.
- One member of the public spoke with concerns about the lack of an elevator in the three-story new construction. They supported the redevelopment of the historical school. The applicant responded that the addition of elevators in the new construction significantly increased the scale of the project and to the point that it didn't fit with the character of the community. The units in the proposed redevelopment of the school building will have an elevator.
- Deloreon Holmes from City of Detroit Housing and Revitalization Department (HRD) spoke in support of the rezoning request. HRD initially intended to put a Request for Proposal (RFP) for the site but received an offer from URGE Development and decided to move forward with their purchase agreement.
- A member of the public submitted a letter with concerns about parking for the site and due to the scale of the proposed residential. They also spoke to concerns about overflow parking on the residential streets during future events at the publicly accessible portion of the development.

## **PLANNING CONSIDERATION**

### ***Current Zoning***

#### **R1 – Single-Family Residential District**

The R1 Single-Family Residential 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.

### ***Proposed Zoning***

#### **R3 – Low-Density Residential District**

The R3 Low Density Residential District is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

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

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

North: R1 – Single-Family Residential

East: R1 – U of D Jesuit Johnson Recreational Center

South: R1 – Single-Family Resident  
West: R1 – Single-Family Residential

### ***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 map amendment will help facilitate the feasibility of the adaptive use of a school building and allow for the construction of new multi-family residential. The current school building has been vacant for many years and the redevelopment of the building will contribute the stabilization of the neighborhood.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *CPC Staff notes that the proposed rezoning will have an impact on the traffic volumes and congestion in the community due to the density of the proposed housing in the school (40 units) and the three-story multi-family buildings (60 units). However, the proposed rezoning is not expected to have significant adverse impact on other property and can be reasonably expected to raise the values of property in the neighborhood.*
- The suitability of the subject property for the existing zoning classification and proposed zoning classification. *The existing R1 Single-Family Residential District zoning classification does not allow for the development of multi-family residential. The proposed zoning classification allows for the development of multi-family residential either by-right or conditional depending on the percentage of efficiency units.*

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

The subject site is located within the Pembroke area of Neighborhood Cluster 10 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Institutional (INST) in the Master Plan. The Planning & Development Department (PDD) provided a Master Plan Interpretation and stated that the proposed rezoning is generally consistent with the Master Plan Designation. They stated, “the overall density of the larger area would not increase significantly, and the overall character would not change, as the adjacent recreation center remains as an institutional use.”

### **CONCLUSION**

Based on the above analysis and consistent with the approval criteria of Sec. 50-3-70 of the Zoning Ordinance, the CPC voted at its July 20, 2023 meeting to recommend APPROVAL of the rezoning request. The approved-as-to-form Ordinance is attached for Your consideration.

Respectfully submitted,

DONOVAN SMITH, CHAIRPERSON



Marcell R. Todd, Jr., Director  
Christopher Gulock, City Planner  
Roland Amarteifio, City Planner

Attachments: Ordinance  
Application for Zoning Change  
Master Plan Interpretation  
Community Engagement Overview  
Updated Map 61

cc: Antione Bryant, Director, PDD  
Russel Baltimore, PDD  
Greg Moots, PDD  
Dave Bell, Director, BSEED  
Julie M. Schneider, Director, HRD  
Conrad Mallett, Corporation Counsel  
Daniel Arking, Law

## SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-63, *District Map No. 61*, to revise the zoning classification for the parcel commonly known as 20119 Wisconsin Street, generally bounded by Norfolk Street to the north, Cherrylawn Street to the east, Chippewa Street to the south, and Indiana Street to the west, from the existing R1 Single-Family Residential District zoning classification to the R3 Low Density Residential District 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 50-17-63, *District Map No. 61*, to revise  
4 the zoning classification for the parcel commonly known as 20119 Wisconsin Street, generally  
5 bounded by Norfolk Street to the north, Cherrylawn Street to the east, Chippewa Street to the  
6 south, and Indiana Street to the west, from the existing R1 Single-Family Residential District  
7 zoning classification to the R3 Low Density Residential District zoning classification.

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 is amended by amending Article XVII,  
11 Section 50-17-63 as follows:

12 **CHAPTER 50. ZONING**

13 **ARTICLE XVII. ZONING DISTRICT MAPS**

14 **Sec. 50-17-63. District Map No. 61.**

15 For the parcel commonly known as 20119 Wisconsin Street, identified more specifically  
16 as: E WISCONSIN ALL 205 THRU 214 275 THRU 284 PART OF 274 215 152 THRU 162  
17 PART OF VAC WISCONSIN AVE VAC ALLEY ADJ DETROYAL GARDENS SUB L35 P77  
18 PLATS, W C R 16/364; ALL DESC AS BEG AT SW COR LOT 284 DETROYAL  
19 GARDENS SUB L35 P77 PLATS TH N 00D 00M 24S E 427.78 FT TH N 89D 58M 00S E 324.33  
20 FT TH S 00D 00M 24S W 427.78 FT TH S 89D 58M 00S W 324.33 FT TO POB 138,739 SQFT  
21 SPLIT/COMBINED ON 12/11/2019 FROM 16034932-50, 16035808; the existing R1 Single-  
22 Family Residential District zoning classification is revised to the R3 Low Density Residential  
23 District zoning classification.

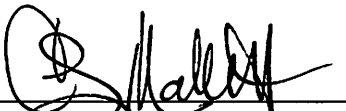


1           **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are  
2 repealed.

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

5           **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
6 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),  
7 and Section 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', is written over a horizontal line.

Conrad L. Mallett  
Corporation Counsel



**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, 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 at 20119 Wisconsin Street**

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 site is located at the northeast corner of Chippewa and Indiana Streets, adjacent to the Higginbotham School.

**Existing Site Information**

The area is approximately 3.2 acres in size and contains the Higginbotham School

**Surrounding Site Information**

North: R1 - Athletic field  
East: R1 - Johnson Recreation Center  
South: R1 - Single-family home  
West: R1 - Single-family home

**Project Proposal**

The proposed map amendment is being requested to support the revitalization of the abandoned Higginbotham School building into approximately 40 new residential units while utilizing the school's theatre space for nonprofits and community organizations. The development also proposes to construct two multi-family buildings. The proposed R3 District would conditionally permit the adaptive re-use of the school building and allow for the development of multi-family dwellings with fewer than 50 percent of the units in the structure being efficiency units by right.

## **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 surrounding homes to the south and west, though there may be some increase in traffic beyond what was present when the school was open. The permitted buildings are low in height. Facilitating the reuse of the vacant school will improve the area.

### Impact on Transportation

Greater density, and hence greater traffic, is permitted under the proposed R3 zoning. The now-vacant school had significant traffic during drop-off and pick-up times. Traffic will continue to enter from the surrounding residential streets. Bus routes run several blocks to the north and west on Wyoming Street and Eight Mile Road.

## **Master Plan Interpretation**

The site is designated Institutional (INST) in the Master Plan's Pembroke 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, as the adjacent recreation center remains as an institutional use.

Respectfully Submitted,



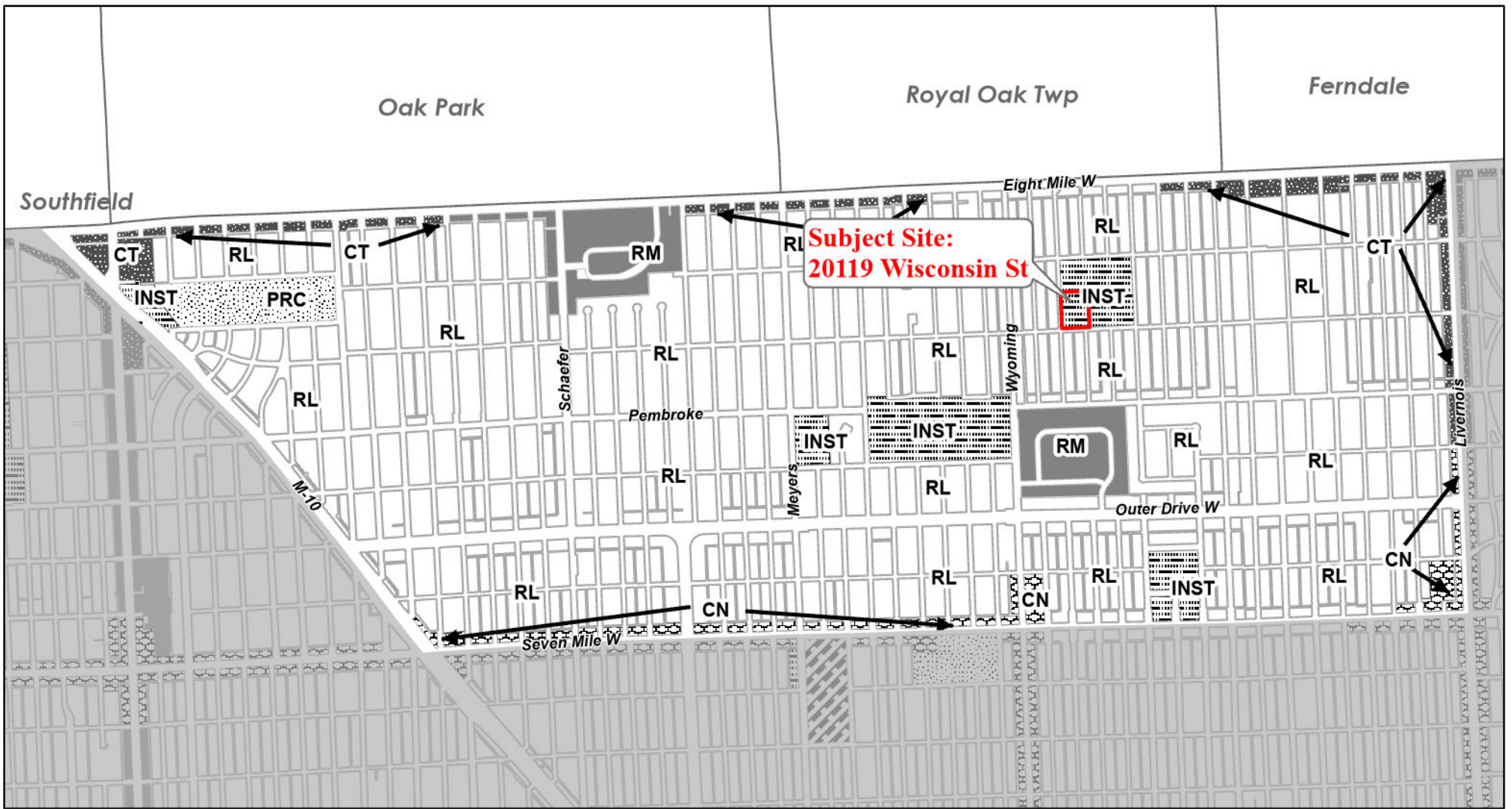
Gregory Moots

Planning and Development Department

## **Attachments**

**Future General Land Use Map:** Map 10-4B, Neighborhood Cluster 10, Pembroke

CC: Karen Gage  
Antoine Bryant, Director



**Map 10-4B**

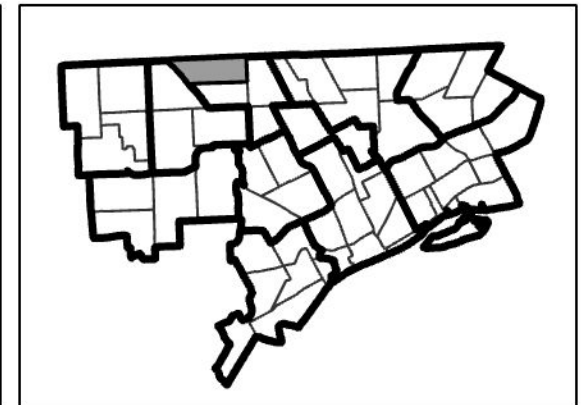
**City of Detroit  
Master Plan of  
Policies**

**Neighborhood Cluster 10  
Pembroke**



**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)                  |  |





## **Higginbotham School Development**

William E. Higginbotham School consists of a single contributing building located at 8730 Chippewa Street, approximately nine miles northwest of downtown. It is situated in the Eight Mile-Wyoming neighborhood on approximately three and one-fifth acres of land just two blocks south of Eight Mile Road, the city's northern boundary. It is oriented eastward towards Johnson Recreation Center and Joe Louis Playfield.

The Higginbotham School Development is a residential development planned to reimagine three and one-fifth acres of land just two blocks south of Eight Mile Road in the Eight Mile-Wyoming neighborhood. The project will promote the rich cultural history of the corridor through its design elements and community engagement.

### **Community Engagement Overview:**

The Development Team recognizes that it is vitally essential to engage and garner the community's support entirely. Effective community engagement provides an opportunity to strengthen the project's relationship with the community and provide sound investment in better decision-making by ensuring decisions are rooted in the community's needs and aspirations. We aim to do this meaningfully, contributing to building trust between the community and The Higginbotham School Development.

Specifically, the aims of the community engagement framework are to:

- Ensure community views are understood and considered when developing project plans, strategies, policies, and service delivery.
- Strengthen community connectedness by creating opportunities for the community to get involved and have their say on matters vital to them.
- Support the relationship and level of trust between the community and the project by ensuring the community is informed about and involved in developing community activities.
- Promote the coordination, planning, and promotion of the District's community engagement activities.
- Support and communication from the project so the community knows when and how their input has informed decisions.

### **Cumulative list of community engagement activities 2023**

<b>Activity Name</b>	<b>Activity Description</b>	<b>Month - Year Activity Occurred</b>	<b>Number of Attendees**, Flyers, Mailers, People Surveyed, etc.</b>
District 2	Community Meeting Presentation	Feb 2023	85 participants
Garden Homes Community Group	Community Meeting Presentation	Mar 2023	40 participants
Higginbotham Development Group	Online Virtual Open House (an opportunity for residence to speak directly with the development team to express there appreciations and concerns)	Apr 2023	5 participants
Higginbotham Development Group	Online Virtual Open House an opportunity for residence to speak directly with the development team to express there appreciations and concerns)	May 2023	15 participants
Garden Homes Community Group	Community Meeting Presentation	May 2023	35 participants
Higginbotham Development Group	Online Virtual Open House (an opportunity for residence to speak directly with the development team to express there appreciations and concerns)	June 2023	6 participants

\*\*If you do not have exact numbers, please provide your best fair estimates.

**Feedback received to date:**

- **What does the community like about the project? What did the community request you change about your project?**

The community likes the attention that the development team has placed on preserving the rich history of not only the school but also the area.

**Unanticipated challenges to date:**

- **How did your team work to overcome these challenges?**

The external hurdle we have encountered is the built-in need for more trust in communicating community development details.

This community trepidation landed on the doorstep of the Higginbotham School Development project. In hearing these concerns, the Higginbotham team has developed a community engagement calendar that lists community presentation dates and community engagement activities. Someone will notify the Higginbotham neighbors will be notified of how to access the calendar and significant project dates via mail to confirm that the houses neighboring the site receive this information.

**City Planning Commission**  
208 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 50-3-3 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.

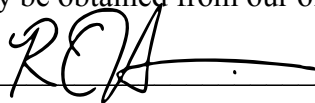
The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

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: \_\_\_\_\_ 14 June 2023

**ZONING FEE:**

Effective January 1, 2023, the applicant will be charged a fee for the processing of a rezoning application. The fee schedule is as follows:

<b>Size of Property</b>	<b>Fee</b>
One acre or less	\$1,500.00
Over one acre	\$1,500.00 for the first acre plus \$50.00 for each additional acre to a maximum of \$2,250.00

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: URGE Development Group

Address of Applicant: 8425 W McNichols Rd., Suite 239

City, State & Zip Code: Detroit, Michigan 48221

Telephone Number: ( 917 ) 673-2102

2. Name of Property Owner: SAME

(If same as above, write "SAME")

Signature of Property Owner  
(If different than Applicant) \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

City, State & Zip Code: \_\_\_\_\_

Telephone Number: (     ) \_\_\_\_\_

3. Present Zoning of Subject Parcel: R1

4. Proposed Zoning of Subject Parcel: R3

5. Address of Subject Parcel: 20119 Wisconsin St., Detroit, MI 48221

between Indiana (West), Chippewa (South) and Cherrylawn (East), Norfolk (North)  
(Street) (Street)

6. General Location of Subject Property: The parcel is located southeast of the Eight Mile  
and Wyoming St. intersection and northwest of the Seven Mile and Livernois Ave. intersection.

7. Legal Description of Subject Parcel: *(May be attached)*

SEE ATTACHED

8. Size of Subject Parcel (Dimensions): 428' x 322'  
(Acreage): 3.185

9. Description of anticipated development:

The development team will revitalize the abandoned Higginbotham School building into approximately 40 new residential units while utilizing the school's theatre space for nonprofits and community organizations. The team will also construct 2 new walk-up buildings with 60 units.

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

Under R1 zoning, the adaptive re-use of the school building is only a conditional use and the walk-up apartment buildings would not be allowed. We believe the R3 zoning is appropriate as adaptive re-use of school buildings are a conditional use and multi-family dwellings with less than 50% efficiency units are a by right use. The non-profit neighborhood center would also be a by-right use.

11. Zoning of Adjacent Properties:

To the North - R1

To the South - R1

To the East - R1

To the West - R1

12. Development of Adjacent Properties:

To the North - School building adaptive reuse - retail, service, commercial

To the South - Single family home

To the East - School building adaptive reuse - retail, service, commercial

To the West - Single family home

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

<b>Group Name/Address</b>	<b>Contact Person/Phone Number</b>
District 2 Neighborhood Community Meetings	Kim Tandy / 313-236-3494
Brilliant Detroit	La'Shonta Smith / 313-447-0165
Garden Homes Community	Kim Tandy / 313-236-3494
Eight Mile Old Timers Oak Grove AME Church	William Parker / 586-615-1055 Arnold Simmons / 313-516-5309

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

<b>Name</b>	<b>Indicate: Owner Business Resident</b>	<b>Address</b>	<b>Address of Adjacent Property</b>	<b>Phone</b>
		See Added Page Below		

<b>Owner</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>Property Type</b>
SMITH,SMITH, TERESA,DARYL	20231 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
ALEXANDER, ORA	20225 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
WHEELER, KHARI K	20215 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
MCCLENDON, RITA	20207 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
MITCHELL, JASON	20199 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
LIGHTFOOT, GLORIA	20191 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
FA INVESTMENTS AND MANAGMENT LLC	20185 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
SHELL, TROY	20177 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
SIMMONS, JUANITA	20167 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
JFJ 700 REAL ESTATE INVESTMENT LLC	20161 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
NELSON, DOROTHY JEAN	20151 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
COLES, SH-VONNE	20143 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
BRIDGES TO HOMEOWNERSHIP INC	20135 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
KIRK FUND I, LLC	20119 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
CHRISTOPHER, COREY	20111 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
MARTIN, BOBBY	20103 INDIANA ST	DETROIT	48221-1110	SINGLE FAMILY
MANOR, INDIANA	20055 INDIANA	Detroit	48221	SINGLE FAMILY
BRANKLEY, JOANN & SELLERS, BOBBIE J	20056 INDIANA ST	DETROIT	48221-1109	SINGLE FAMILY
BRYANT, MARCUS	20057 WISCONSIN ST	DETROIT	48221-1130	SINGLE FAMILY
WISCONSIN AVENUE CHURCH OF G et al	20060 WISCONSIN ST	DETROIT	48221-1181	RELIGIOUS STRUCTURE/USE

EXHIBIT A

LEGAL DESCRIPTION

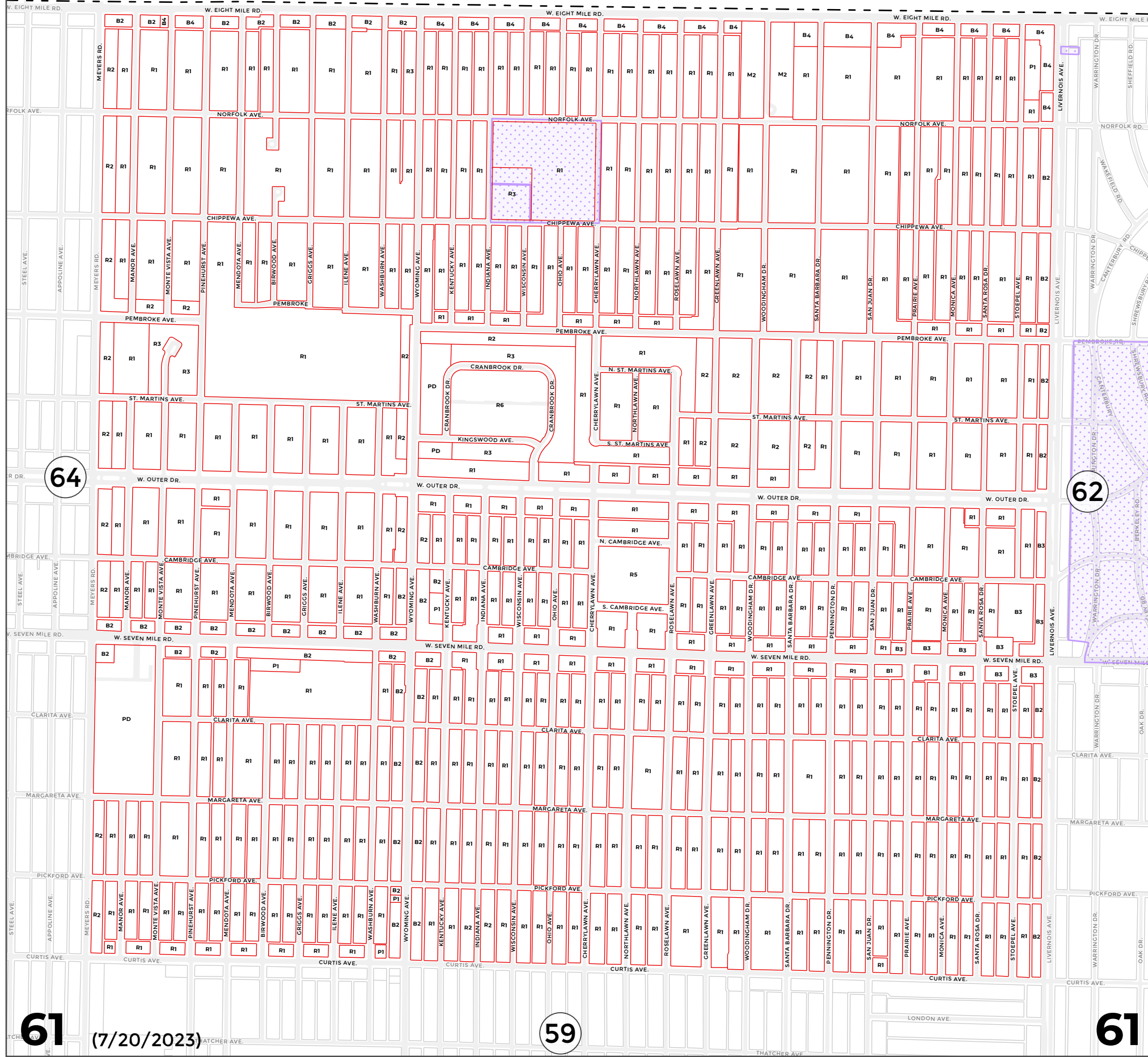
(Note: The Legal Descriptions are contingent on verification by the City of Detroit)

E WISCONSIN ALL 205 THRU 214 275 THRU 284 PART OF 274 215 152 THRU 162 PART OF  
VAC WISCONSIN AVE VAC ALLEY ADJ DETROYAL GARDENS SUB L35 P77 PLATS, W C R  
16/364; ALL DESC AS BEG AT SW COR LOT 284 DETROYAL GARDENS SUB L35 P77 PLATS  
TH N 00D 00M 24S E 427.7

Street Address[es]: 20119 Wisconsin

Property Tax Parcel number(s): 16035808.000

X	X	X
64	61	62
66	59	60



64

62

61

59

61

(7/20/2023)