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CITY PLANNING COMMISSION

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City Planning Commission Meeting

June 26, 2025

5:00 PM

Committee of the Whole Room and Online

13th Floor – Coleman A. Young Municipal Center

2 Woodward Ave. (at E. Jefferson Ave.)

(use Randolph Street entrance after 5:30 PM)

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

Or iPhone one-tap :

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

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8782 or +1 346 248 7799

Meeting ID: 963 5559 3579

AGENDA

I. Opening

- A. Call to Order – 5:00 PM
- B. Roll Call
- C. Amendments to and approval of agenda

II. Meeting minutes

Meeting minutes of February 27, 2025.

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – To consider the request of the Detroit Land Bank Authority in conjunction with the Detroit City Planning Commission to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R5 (Medium Density Residential) zoning classification where a PD (Planned Development) zoning classification is shown at 4838 Trumbull, and to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where a PD (Planned Development) zoning classification is shown at 4830 Trumbull and 4827 Lincoln. The subject properties are generally bounded by an alley to the east, West Warren Street to the north, Trumbull Street to the west, and West Forest Avenue to the south. The proposed map amendment is being requested to allow the Detroit Land Bank Authority to pursue small-scale, pedestrian and transit-oriented mixed-use development that is compatible with the surrounding neighborhood. In addition, the amendment would permit Citadel of Faith to continue using their existing parking lot for parish-related parking. The current PD zoning classification does not support these types of uses within this district. (DP) **45 min**

B. 6:00 PM PUBLIC HEARING – To consider a text amendment that would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, with respect to Institutional Building Adaptive Reuse and Tactical Preservation:

- To define institutional adaptive building reuse and provide for the adaptive reuse and preservation of vacant or underutilized institutional buildings, such as libraries, fire and police stations, post offices, court houses, schools and educational institutions, religious institutions and religious residential, utility buildings, school buildings and other institutional buildings, in residential and zoning districts where such new uses would otherwise be prohibited.
- To allow approximately 50 permissible uses that provide day to day goods and services—including residential, civic, cultural, educational, retail, office, food service, and light industrial uses on a conditional basis, when they contribute positively to the surrounding community and limit adverse impacts.
- To prevent demolition of subject buildings by requiring that at a percentage of the building be retained in order to receive certain development standard reductions.
- To allow for tactical preservation practices that modify development standards and permit the partial and incremental reuse of existing buildings through the Buildings, Safety Engineering, and Environmental Department to encourage the preservation of buildings that are revitalized one space at a time. (KJ)

45 min

IV. Public Comment

V. Unfinished Business (May be taken up earlier in the meeting as opportunity presents)

- A.** Consideration of the request of Wallick Development, LLC, to rezone land located at 4094 Duane Street, being the block bounded by Richton Street to the north, Petoskey Avenue to the west, Duane Street to the south, and Holmur Street to the east, from the current R2 (Two-Family Residential District) zoning classification to the SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification. (EF) (RECOMMEND APPROVAL)

30 min

- B.** Consideration of the request of Patrick Lynch to amend Article XVII, Section 50-17-9, District Map No. 8 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a R3 (Low Density Residential District) zoning classification exists at the property commonly known as 656 and 662 Melbourne Street, generally bounded by Melbourne Street, Oakland Avenue, Mt. Vernon Street and Kingsley Street . The proposed rezoning is being requested in order to allow for the installation of an HVAC system and outdoor lounge expansion to the adjacent Schvitz Health Club. (KJ) (RECOMMEND APPROVAL)

30 min

- C.** Consideration of the request of the Great Lakes Water Authority (GLWA) to rezone land located at 700 Conner Street, 692 Conner Street, 686 Conner Street, 682 Conner Street, 678 Conner Street, 672 Conner Street, 703 Navahoe Street, 693 Navahoe Street, 687 Navahoe Street, 681 Navahoe Street, 675 Navahoe Street, and the adjacent vacated Freud Street and public alleys located between Conner Street and Navahoe Street, from the current R2 (Two-Family Residential District) zoning classification to a R5 (Medium Density Residential District) or PD (Planned Development District) zoning classification. (EF) (STATUS REPORT)

45 min

VI. New Business

- A. Election of Officer** – Filling vacant office of Vice-Chair Secretary

10 min

VII. Staff Report

VIII. Member Report

IX. Communications

X. Adjournment (anticipated by 9:00 PM)

NOTE: With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.