

City of Detroit

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TO: City Planning Commission

FROM: George A. Etheridge, Staff

RE: **Request of Mrs. Emily H. Peterson on behalf of Nepelu LLC, to amend Article XVII, District Map No. 48 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 1920 Atkinson Avenue, generally bounded by Edison Avenue to the north, Rosa Parks Blvd. to the east, Atkinson Avenue to the south and 14th Street to the west.**

DATE: July 28, 2020

On August 6, 2020, the City Planning Commission (CPC) will hold a 6:45 P.M. public hearing on the subject rezoning request. Please see the attached copy of the public hearing notice with a map showing the location of the subject property.

BACKGROUND AND PROPOSAL

The CPC has received a request from Mrs. Emily H. Peterson on behalf of Nepelu LLC, requesting the City of Detroit to amend Article XVII, District Map No. 48 of Chapter 50 of the 2019 Detroit City Code, ‘Zoning,’ to show an SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 1920 Atkinson Avenue, generally bounded by Edison Avenue to the north, Rosa Parks Blvd. to the east, Atkinson Avenue to the south and 14th Street to the west.

The subject property is located in Council District 5 and measures approximately one-twelfth of an acre in area. The parcel commonly identified as 1920 Atkinson Avenue is currently under the sole ownership of Nepelu LLC of which Mrs. Peterson and her husband are the proprietors. The subject property is currently developed as a detached single-family home, having served previously as the parsonage for the former St. James A.M.E. Church located immediately to the east at 9321 Rosa Parks Blvd. 9321 Rosa Parks Blvd., which was recommended by the Commission to be rezoned in 2017 from R1 to SD1 was previously an abandoned church that has since been repurposed into a neighborhood café, small grocery store, and bar called The Congregation.

Proposed Development

The proposed map amendment is being requested to allow for the establishment of a “Restaurant, carry-out, without drive-up or drive-through facilities” and “multiple-family dwelling” at 1920Atkinson

Avenue. The proposed mixed-use development would be permitted on a by-right basis in the proposed SD1 zoning classification per Sec. 50-11-204(4), and Sec. 50-11-206(18).

The existing building will be converted into a mixed-use structure with a small neighborhood restaurant on the ground floor and multi-family residential on the upper levels. The proposed concept will complement the adjacent Congregation Detroit development which was rezoned in 2017 and converted into a mixed-use building. The proposed development will share the side lot with The Congregation as a green outdoor community space.

The building at 1920 Atkinson has been abandoned for over 30 years and is rapidly deteriorating, creating an unwanted blighting influence in the area. The overall goal is to increase population density and encourage more walkable areas for residents of the Boston Edison, Atkinson and Clairmont neighborhoods.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

- North: R1; Single-family Residential along Edison Avenue.
- East: SD1; 9321 Rosa Parks Blvd (The Congregation).
- South: R1; Gordon Park.
- West: R1; Single-family Residential along Atkinson Avenue.

Master Plan Consistency

The subject site is located within the Durfee area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Low-Medium Residential” for the subject property. The Planning and Development Department (P&DD) has previously submitted a report regarding development in this area dated November 21, 2016 which speaks to the appropriateness of the requested rezoning.

Community Input

The petitioner has been actively engaged with residents of the community. Outreach has been by-way of a community-board which is accessible to any member of the community wishing to leave a comment. Notice has been posted and provided to several adjacent property owners and residents in an effort to inform them of the pending rezoning request.

To date, staff has received no additional communications via mail or telephone either in opposition or support of the requested rezoning.

Attachment:
Plans

Cc: Katie Trudeau, Deputy Director P&DD
Karen Gage, P&DD
Esther Yang, P&DD
Greg Moots, P&DD
Arthur Jemison, Chief of Services and Infrastructure
Lawrence Garcia, Corp. Counsel