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TO: City Planning Commission

FROM: Kimani Jeffrey, Staff

RE: Request of the Planning and Development Department, to amend Chapter 50 of the 2019 Detroit City Code, Zoning by amending Article XVII, *Zoning District Map*, Sections 50-17-2, 50-17-4, 50-17-46, *District Maps 1, 3 and 44* of the Detroit Zoning Ordinance to show the R3 (Low Density Residential District), B4 (General Business District), SD1 (Special Development District, Small-Scale, Mixed-Use), and SD2 (Special Development District, Mixed-Use), SD5 (Special Development District, Casinos) zoning classifications where R1 (Single-Family Residential District), R2 (Two-Family Residential District), R3 (Low Density Residential District), R4 (Thoroughfare Residential District), PD (Planned Development District), and M2 (Restricted Industrial District) zoning classifications currently exist.

DATE: May 19, 2021

NATURE OF REQUEST

On April 1, 2021 the City Planning Commission (CPC) heard the introductory presentation of the Planning and Development Department for the Greater Corktown Neighborhood Framework Study and initial rezoning proposal.

The rezoning request is again before the Commission for consideration and a public hearing. The location of the proposed rezoning is shown on the map below. In general, the proposed amendment would:

- Rezone land bounded by 17th Street, Martin Luther King Blvd., Vermont St., and the I-75 Service Drive from R2 and R3 to R3 and SD1 zoning classifications.
- Rezone land generally bounded by the I-75 Service Drive, Trumbull, Michigan Avenue, and Rosa Parks Blvd. from B4 to SD2 zoning classifications.
- Rezone land along Grand River Avenue from R2, M2 and B4 to B4 and SD2 zoning classifications.
- Rezone land adjacent to Cochrane Street and Trumbull from R1, R2, R4, B2 to SD2;
- Rezone land along Trumbull from PD to SD2 and SD5.

Greater Corktown Framework Study Image



BACKGROUND

The Planning and Development Department (PDD) launched the Greater Corktown Neighborhood Framework Study in March 2019 with the goal to “create a short and long-term plan that promotes inclusive & equitable growth of Detroit’s oldest established neighborhood, while preserving its unique character, cultural heritage & integrity.” A series of workshops were held from September 2019-January 2020. Between January 2020 and October 2020 the framework documentation was drafted after numerous open houses, virtual meetings, community conversations and large meetings.

The framework plan incorporates a housing and neighborhood development strategy to accommodate new housing demand and ensure zero displacement of at-risk residents, as well as invest in housing stock through owner occupied rehab.

To accomplish this, the implementation plan identifies publicly owned vacant land to allow for mixed-income development (rental and home ownership), identify an established mixed-income developer and update the zoning to permit higher density units. The overall housing plan calls for the creation of 841 new construction mixed-income units to be built on four sites across Greater Corktown. Some of the units would be for rent and some for sale with a spectrum of affordability between 30% to 80% AMI. In addition to housing, community members have called for pedestrian friendly retail options within the context of their neighborhood.

The Greater Corktown Framework Study includes two areas: Historic Corktown and North Corktown. The project implementation for the area is being approached in two phases, with the

North Corktown project implementation happening first. The historic Corktown implementation will follow at a later date.

North Corktown, the subject area for phase 1 of the rezoning that is before the Commission, has approximately 1,600 residents with a median household income of \$19k. The majority of the area is comprised of R2 Two-family residential zoning. There are approximately 1,429 parcels and 75% of them are unimproved (vacant). Out of those parcels, 40% are publicly owned (578 parcels).



Greater Corktown Framework Study Image

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

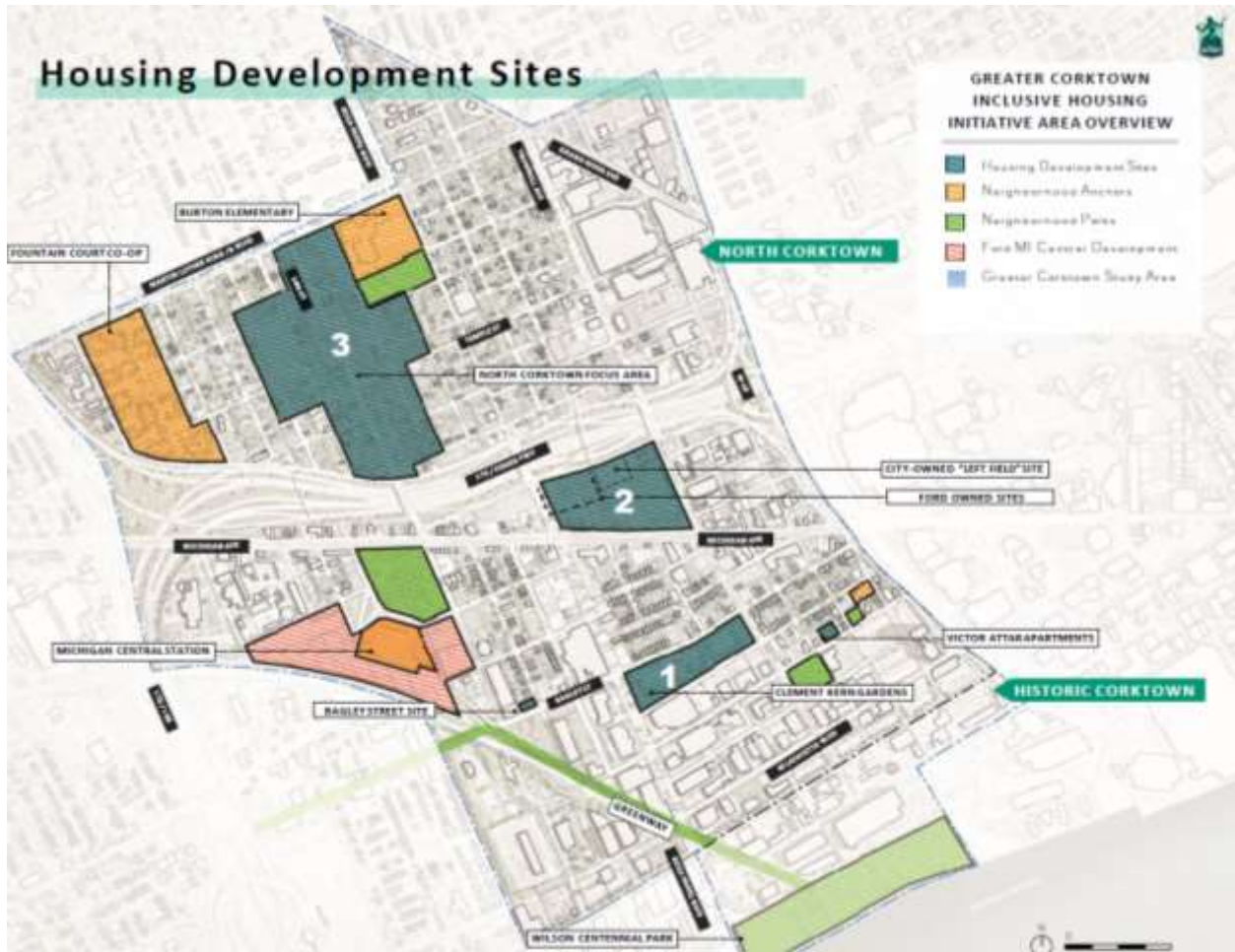
The zoning classification and land uses surrounding the subject area are as follows:

North: R2, R3 & PD; U of D Mercy School of Dentistry, residential homes; Sharon Missionary Baptist Church

South: I-75 Chrysler Freeway

East: R3 and B4; commercial buildings, Motor City Casino, underutilized parcels on Grand River

West: Covenant House Academy; I-96 Jeffries Freeway



Zoning Analysis

This rezoning is being proposed as one of the several implementation tools of the framework study. More specifically, the proposal will do the following:

1. Rezone parcels surrounding 15th Street, 16th Street, and Vermont Street to R3 Low Density Residential District to create opportunity for affordable housing in the neighborhood.
2. Rezone parcels along 14th Street to SD1 Small-Scale, Mixed-Use in order to support affordable housing as well as retail options along 14th Street.
3. Rezone parcels along Harrison and Cochrane Streets to SD2 Mixed-Use. These zoning changes will support new housing typologies by allowing mixed-use development. It will support retail options along the impacted thoroughfares.
4. Additionally, to rezone parcels along Trumbull and Grand River to SD2-Mixed Use. This is being proposed to provide more housing and retail opportunities through mixed-use development along the Trumbull and Grand River corridors. Goodwill is included in this rezoning in order to unify the rezoning on the properties, as there are currently three differing classifications which include R2, M3 and B4.

The portion of the rezoning along Trumbull will also correct certain changing conditions. The existing PD zoned parcels have lapsed as there has been more than three (3) years since the effective date of approval and the planned development has not been completed. The zoning ordinance outlines that a PD district should be rezoned in such instances.

Two of the PD zoned parcels are owned by Detroit Entertainment LLC, an affiliate of Motor City Casino. The proposed rezoning for those parcels is SD5. Again, the City Planning Commission staff is proposing to rezone these parcels because the PD has lapsed. Representatives for the property expressed that if the land is to be rezoned, that their entity desires the parcels to transition to the SD5 zoning classification.

CPC staff is amenable to rezoning to SD5 because if the casino ever seeks to develop the property, according to Sec. 50-11-343 *Approval of Final Development Proposal*, they will be required to submit detail schematic or design development level drawings for review by PDD and CPC staff and final approval by City Council by resolution or ordinance depending upon consistency with approved preliminary plans.

Master Plan Consistency

The subject site is located in the Jeffries and Corktown Neighborhood areas of Neighborhood Cluster 4 of the Master Plan of Policies. The current future general land use designations are Mixed Residential Commercial (MRC), Low/Medium Density Residential (RLM), and Special Commercial (CS). A letter speaking to Master Plan consistency has been requested from the Planning and Development Department and will be provided subsequently.

COMMUNITY OUTREACH

Over the course of approximately two years the Planning and Development Department held various outreach events in the community during the framework study via public meetings, small groups, one-on-one conversations, open houses and other means. This engagement eventually resulted in the framework recommendations.

More recently, as it relates to the proposed zoning implementation, the Planning and Development Department held several one-on-one conversations and small group meetings with residents and property owners.

On April 19, 2021, the Planning and Development Department held a community meeting to discuss the proposed rezoning, in which CPC staff co-presented. Generally, the plan was well accepted by the public who contributed generally supportive comments. Most speakers agreed with the proposal with some suggestions and/or questions. Following the meeting, PDD and CPC staff held follow-up conversations with stakeholder groups to address additional questions and/or concerns. This has resulted in the current proposal that is before the Commission.

Cc: Katy Trudeau, PDD Acting Director
Karen Gage, PDD
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Lawrence Garcia, Corp. Counsel
Donald Rencher, Group Executive for Housing, Planning and Development