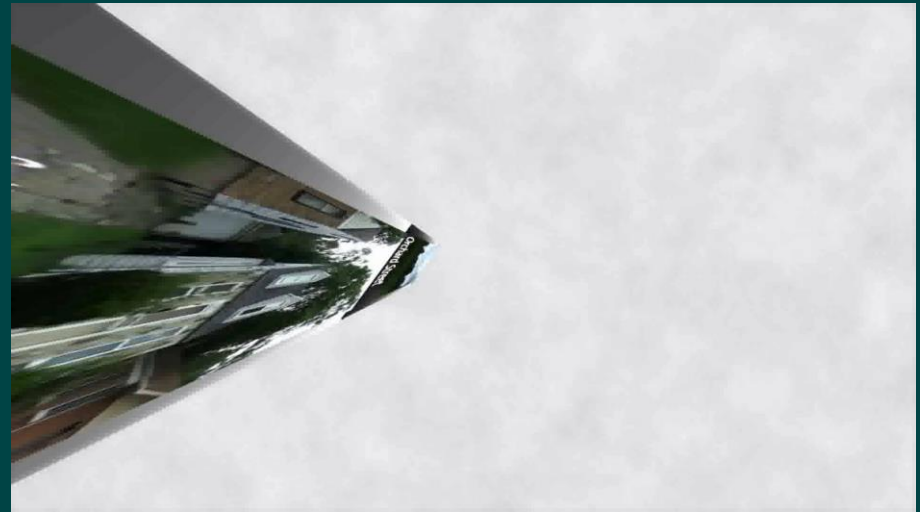




ORCHARD STREET REZONING (R1 to R3) Map No. 74

Request of City of Detroit,
Planning & Development Department,
Motor City Blight Busters, and
CHN Housing Partners



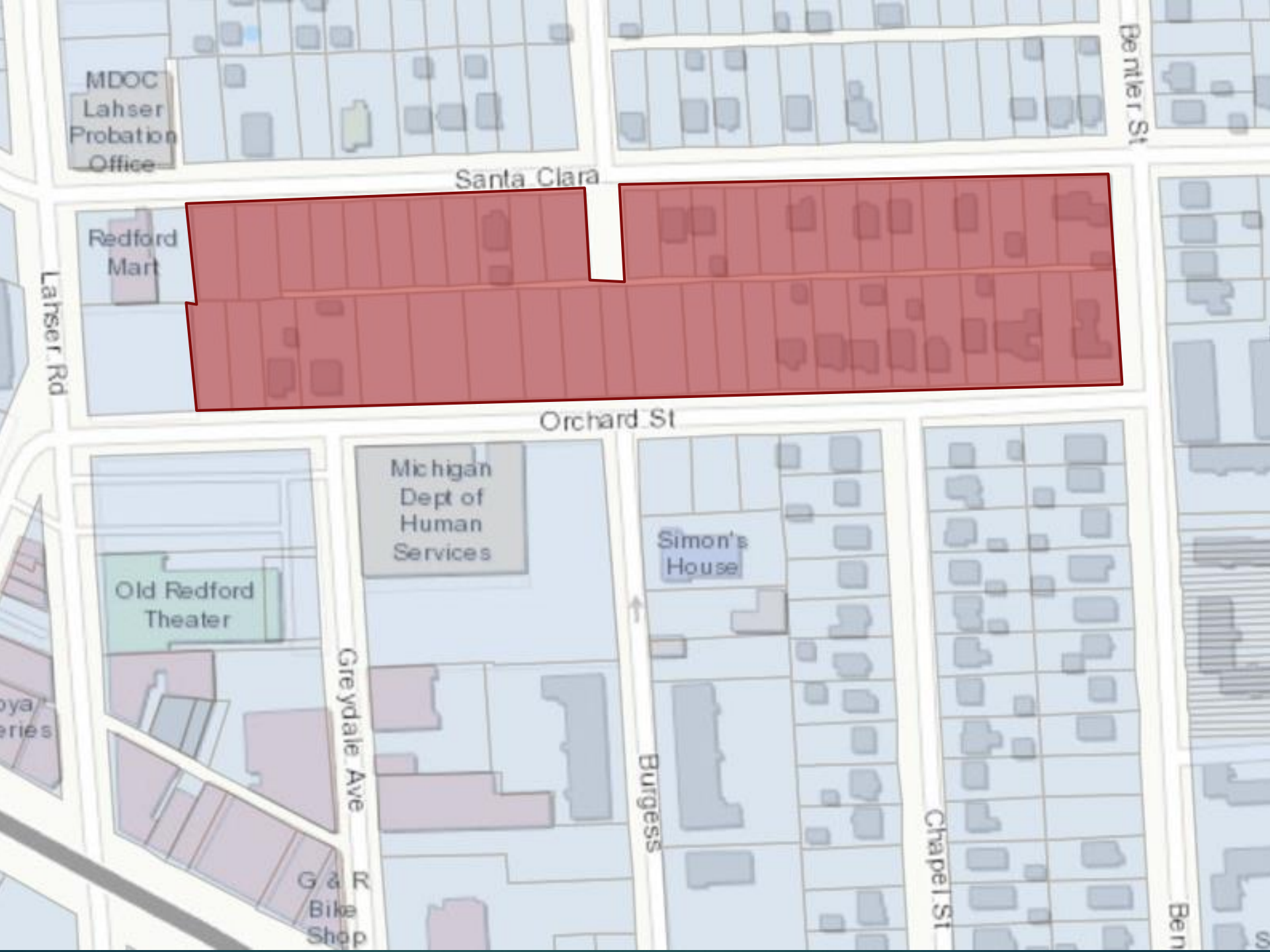
City Planning Commission
Public Hearing
July 22, 2021



REZONING REQUEST



Article XVII, Section 50-17-76, District Map No. 74 of Chapter 50 of the 2019 Detroit City Code, 'Zoning,' to show an **R3 (Low-Density Residential District)** zoning classification where an **R1 (Single-Family Residential District)** zoning classification currently exists on forty-eight (48) parcels



MDOC
Lahser
Probation
Office

Santa Clara

Redford
Mart

LaSser Rd

Orchard St

Michigan
Dept of
Human
Services

Old Redford
Theater

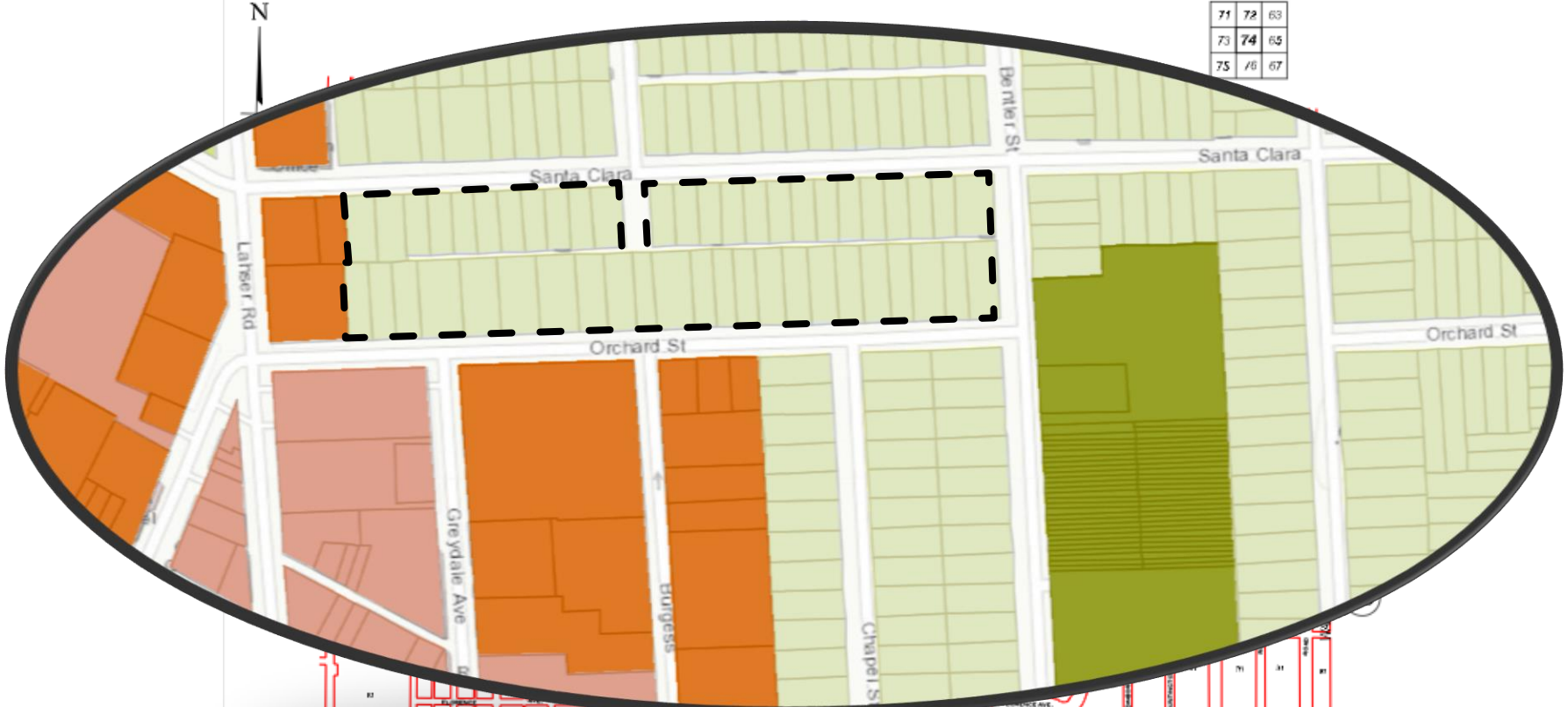
Simon's
House

Greystone Ave

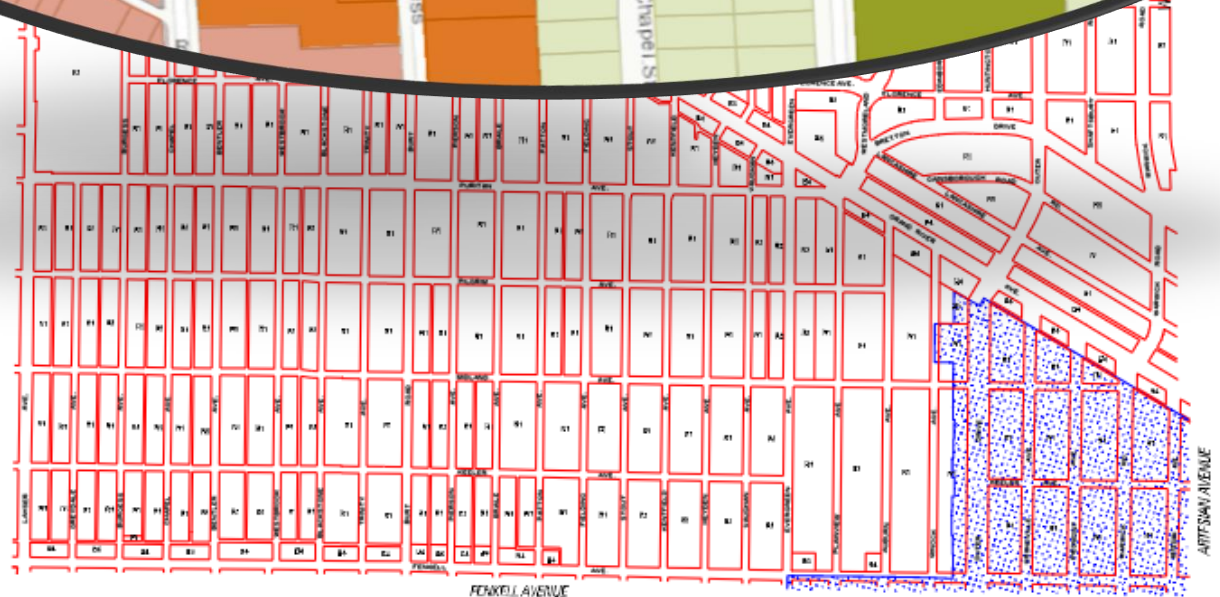
Burgess

Chapel St

G & R
Bike
Shop



71	72	63
73	74	65
75	76	67



Subject Property



R1 Single-family



- ▶ 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.

RL



Low - Density Residential areas should have an overall density up to 8 dwelling units per net residential acre. The areas are often characterized by single family homes with front yard set backs and driveways with garage or off street parking.

R3 Low-density



- ▶ The R3 Low Density Residential District is designed as a low-density multi-family district.

RLM



Low / Medium - Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking or garages with alley access.

Proposed Development



Old Redford SNF Investments



North:

R1; developed with single-family residential along Saint Clara.



East:

R1 & PD; developed with single-family, and multi-family housing (Bentler Arms Apartments).



Single-family homes

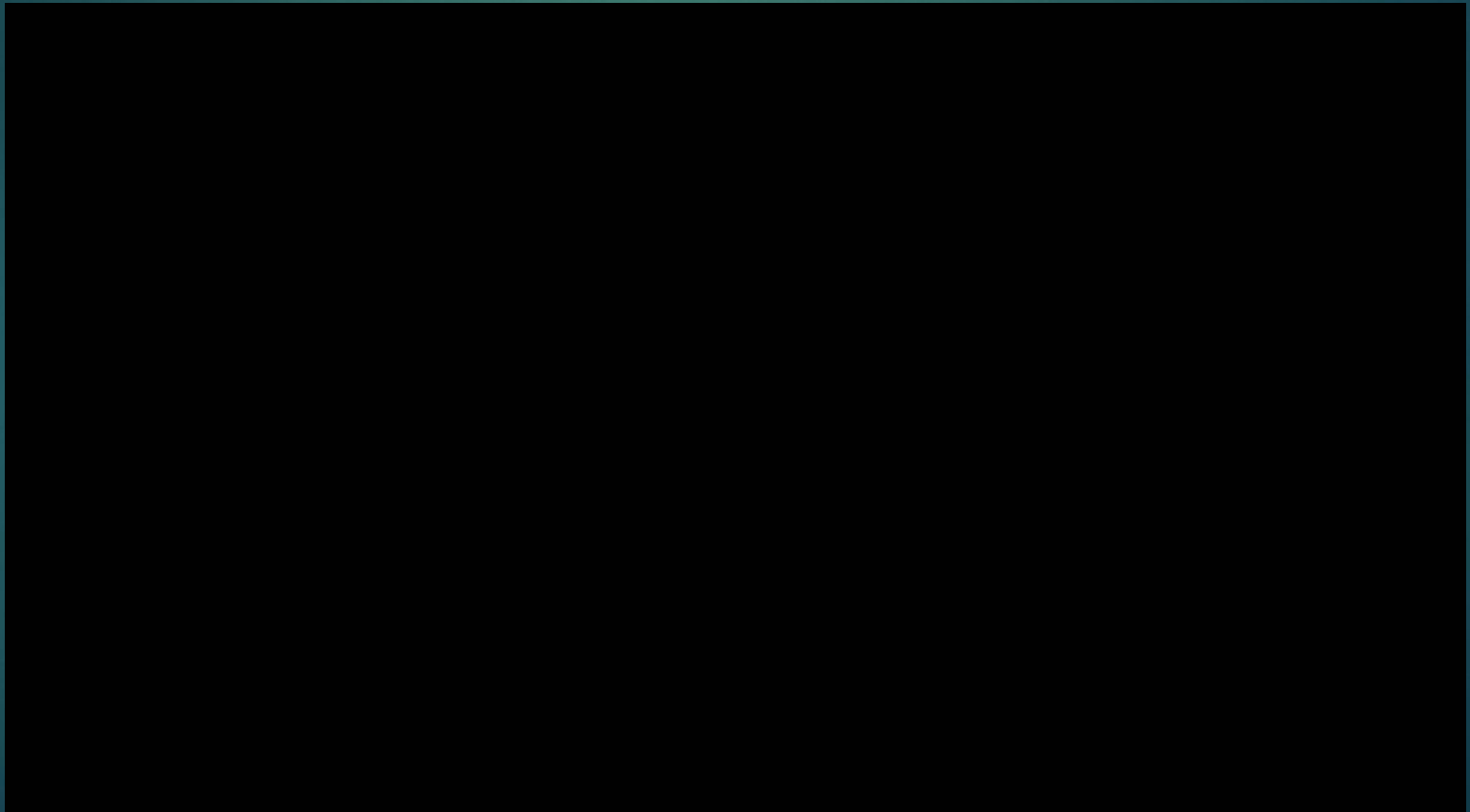
South:

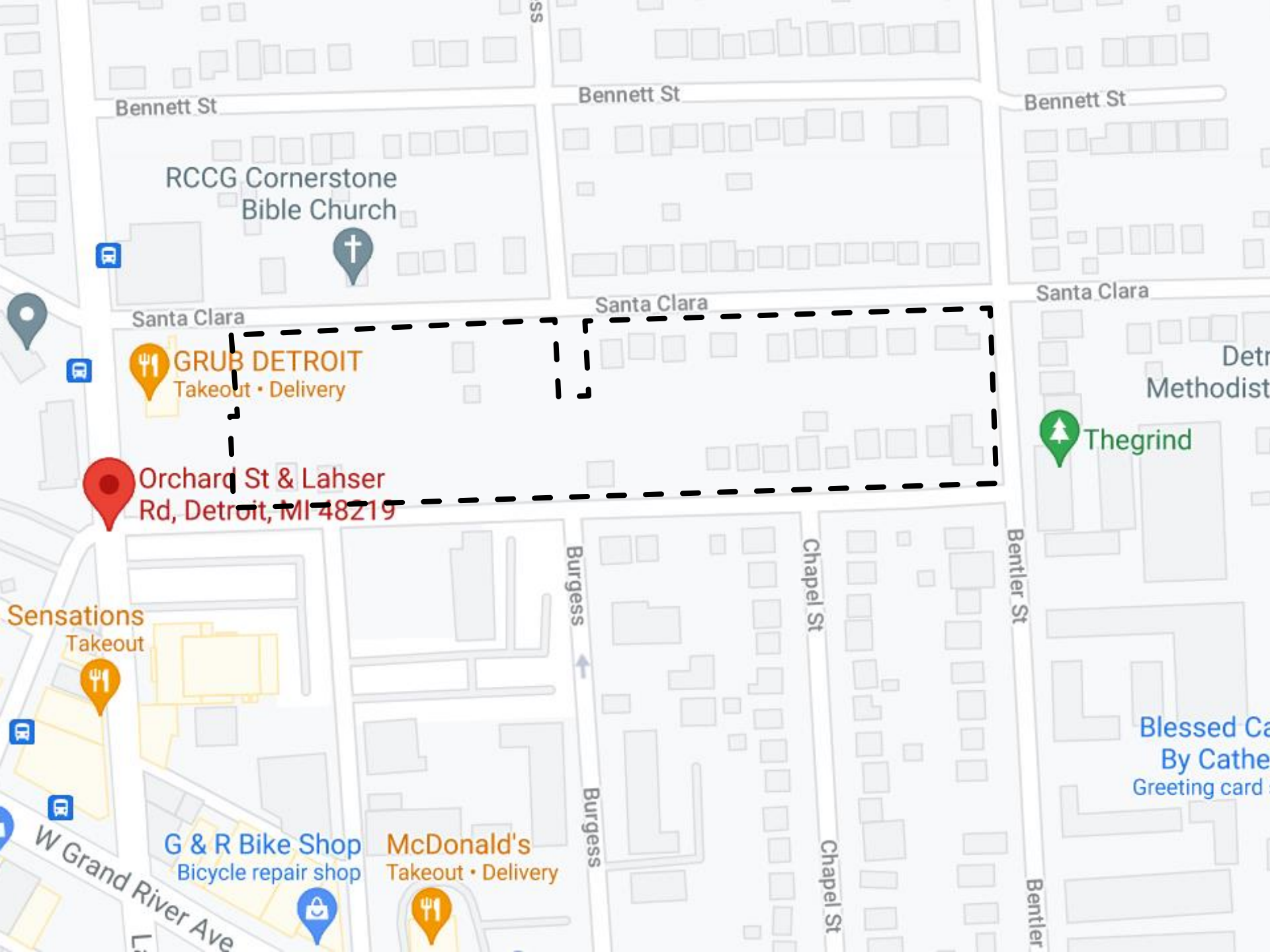
R1, B3 & B4; developed with a Michigan Department of Health and Human Services office, and scattered single-family residential dwellings.



West:

B4; developed with the Redford Mart convenience store located at 17440 Lahser Road, Grub Detroit, and Genie Hookah.





Bennett St

Bennett St

Bennett St

RCGG Cornerstone
Bible Church

Santa Clara

Santa Clara

Santa Clara

GRUB DETROIT
Takeout • Delivery

Orchard St & Lahser
Rd, Detroit, MI 48219

Det
Methodist

Thegrind

Sensations
Takeout

Burgess

Chapel St

Bentler St

G & R Bike Shop
Bicycle repair shop

McDonald's
Takeout • Delivery

Blessed Cal
By Cath
Greeting card

W Grand River Ave

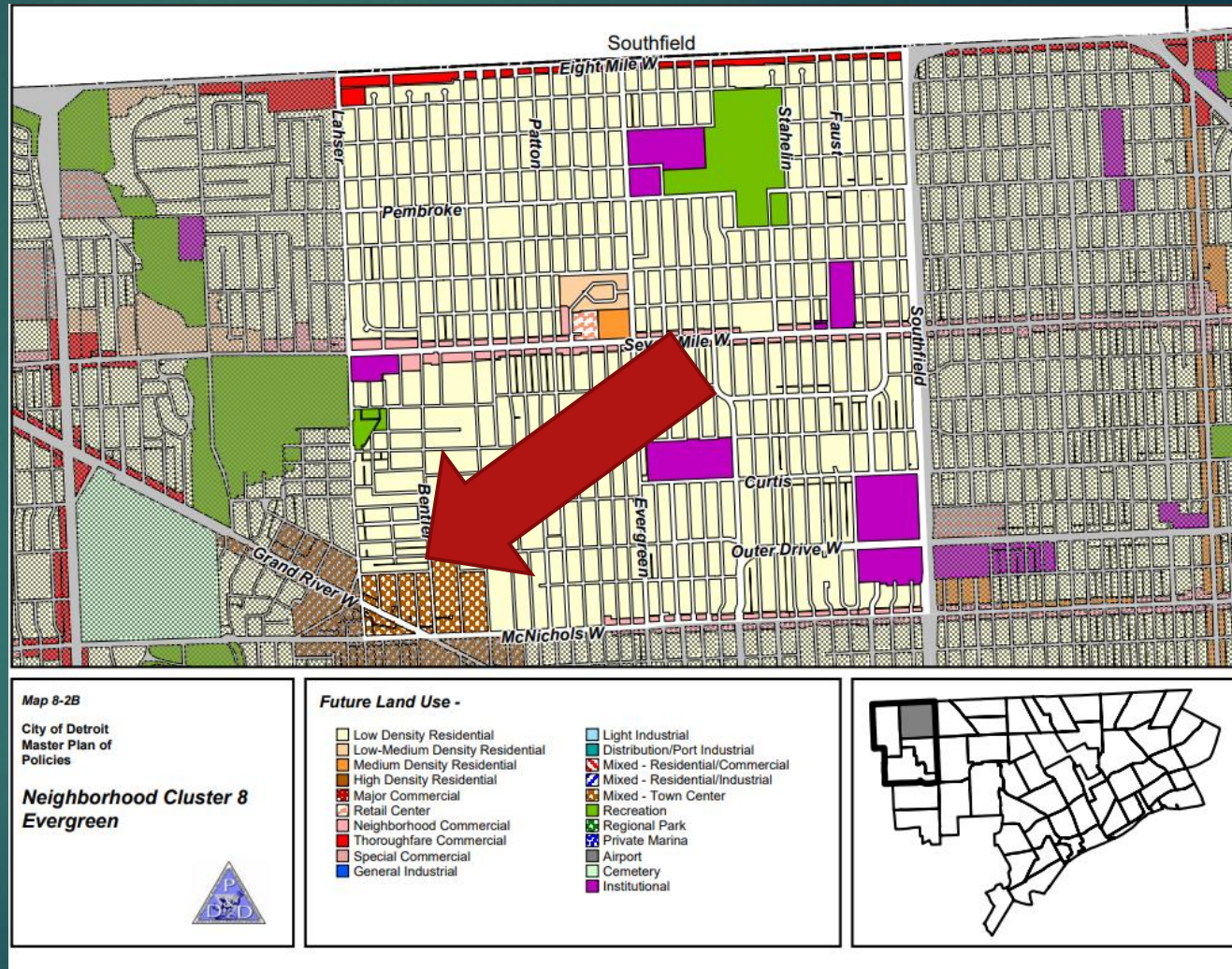
Burgess

Chapel St

Bentler

MASTER PLAN

Evergreen area of
Neighborhood Cluster
8 of the Detroit Master
Plan of Policies:





COMMUNITY INPUT