

City of Detroit

Lauren Hood, MCD
Chairperson
Donovan Smith
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

Brenda Goss Andrews
Kenneth R. Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.

TO: City Planning Commission

FROM: Jamie Murphy, Staff
M. Rory Bolger, Staff

RE: **Request of the Woodbridge Neighborhood Development Corporation to amend Article XVII, Section 50-17-46, District Map No. 44 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential District), R3 (Low Density Residential District), and B4 (General Business District) zoning classifications are currently shown on 72 parcels generally bounded by West Forest Avenue to the north, Rosa Parks Blvd. to the east, Calumet Avenue to the south, and Grand River Avenue to the west.**

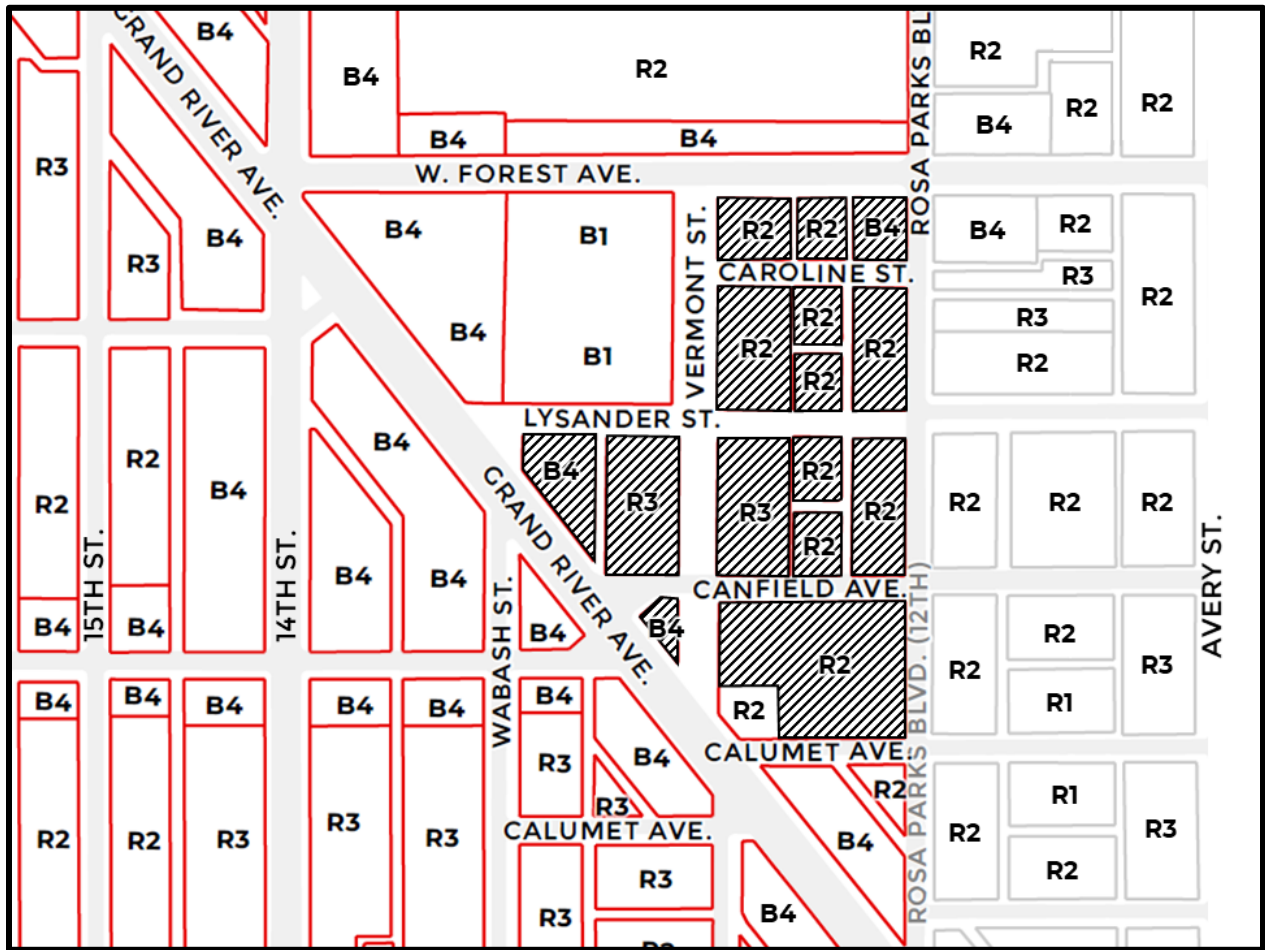
DATE: September 14, 2021

On September 23, 2021, the City Planning Commission (CPC) will hold a 5:15 p.m. public hearing on the subject rezoning. A map showing the vicinity is located on the following page.

BACKGROUND AND PROPOSAL

The CPC has received a request from the Woodbridge Neighborhood Development Corporation to amend Article XVII, Section 50-17-46, District Map No. 44 of Chapter 50 of the 2019 Detroit City Code, 'Zoning,' to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential District), R3 (Low-Density Residential District), and B4 (General Business District) zoning classifications currently exist on 72 parcels generally bounded by West Forest Avenue to the north, Rosa Parks Blvd. to the east, Calumet Avenue to the south, and Grand River Avenue to the west.

The subject properties are located in Council District 6 and measure approximately 9 acres in area. The subject blocks are currently vacant and undeveloped, having previously been the site of residential, religious, commercial, and institutional uses, including the former Wilbur Wright High School. Cinnaire Solutions, the owner of the subject properties, has authorized the applicant, Woodbridge Neighborhood Development Corporation, to pursue this rezoning on their behalf as stated in their May 19, 2021 letter to the Planning Commission. Former CPC staff member George Etheridge did all of the initial work on this proposal including attending community engagement meetings and the drafting of this report.



Current Zoning map with proposed rezoning hatched

The descriptions of the current and proposed zoning districts from Chapter 50 of the 2019 Detroit City Code ‘Zoning’ are as follows:

The **R2 Two-Family Residential District** is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

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.

The **B4 General Business District** provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

The **SD1 Special Development District, Small-Scale, Mixed-Use** zoning classification is designed to encourage a complementary mixture of small-scale pedestrian and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents. Parking requirements are reduced in certain circumstances to promote the use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.



Aerial view of proposed rezoning

Zoning Districts generally correspond to one or more Master Plan Future General Land Use classifications. The subject zoning districts and their corresponding master plan classifications are as follows:

The R2 zoning classification is most closely aligned with the Master Plan of Policies designation of “RL - Low Density Residential,” which encompasses the R1 (Single-family residential district) and R2 (Two-family residential district) zoning classifications as areas which should have an overall density up to eight dwelling units per net residential acre. These areas are often characterized by single-family homes with front yard setbacks and driveways with garage or off-street parking.

The R3 zoning classification is most closely aligned with the Master Plan of Policies designation of “RLM - Low/Medium Density Residential,” which should have an overall density of 8 to 16 dwelling units per net residential acre. These areas are often characterized by two- or four-family homes with small yards, on-street parking, or garages with alley access.

The B4 zoning classification is most closely aligned with the Master Plan of Policies designation of “CT - Thoroughfare Commercial,” which reflects areas located along the major automobile thoroughfares of the City. The retail uses along these thoroughfares are generally oriented toward the passing automobile traffic. High traffic-generating uses are generally permitted provided that they are properly buffered from residential and other uses that may be negatively impacted.

The SD1 zoning classification is most closely aligned with the Master Plan of Policies designations of “RH - High Density Residential,” and “MRC - Mixed Residential/ Commercial.” High Density Residential areas should have an overall density greater than 24 dwelling units per net residential acre. These areas are often characterized by large scale multi-unit apartment buildings with a common entrance and shared parking. Mixed Residential/Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, transportation nodes, or gateways into the City.

Proposed Development

The proposed map amendment is being requested to allow for the development of various building types, including mixed-use residential/commercial, townhomes (for sale), multi-family residential (rental), standalone retail, parking, and dedicated green space.

The proposed uses of “Multiple-family dwelling,” and “Residential use combined in structures with permitted (first-floor) commercial uses” would be permitted on a by-right basis in the proposed SD1 zoning classification per Section 50-11-204(4) & (6). The proposed “Townhouse” use would be permitted on a conditional basis in the proposed SD1 zoning classification per Section 50-11-210(8) and would require a Special Land Use hearing before the Buildings, Safety Engineering, and Environmental Department’s Special Land Use Hearing Officer. The proposed “Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities” use would be permitted on a by-right basis in the proposed SD1 zoning classification per Section 50-11-206(25).

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

- North: R2, B4; Douglass College Preparatory Academy (Grades 6-12, all boys)
- East: R2, R3, B4; single-family houses, vacant multi-family, vacant lots, Greater Faith Missionary Baptist Church
- South: R2, B4; commercial buildings along Grand River including Paragraph Press & AIS, some vacant land
- West: B1, B4; Michigan Veterans Foundation facility (transitional housing), vacant land and used auto parts/scrap yard business (across Grand River)



Preliminary Site Plan

Master Plan Consistency

The subject site is located within the Jeffries area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “INST - Institutional” for the subject properties. The Planning and Development Department (PDD) is reviewing this proposed rezoning and will provide an official opinion as it regards its conformance with the Master Plan.

Community Input

The petitioner has been actively engaged with residents of the community. Extensive community engagement has been ongoing, inclusive of, but not limited to, Woodbridge Citizens’ Council (WCC) Meetings; the South Woodbridge Block Club Dinner; the Hancock Block Dinner; Pop-Up Planning and Pizza at Pie Sci; Designing Woodbridge: A Morning with Coffee, Donuts and Ideas at Spread Art; Designing Woodbridge: A Blueprint for Future Development at

Greater Faith Missionary Baptist Church; and a virtual community meeting via Zoom held on April 21, 2021, at which 21 participants were in attendance, inclusive of CPC staff. In preparation for the September 23, 2021 public hearing, notice has been posted and provided to 68 adjacent property owners and residents in an effort to inform them of the pending rezoning request. The hearing notice also was mailed to 65 occupants and taxpayers of record within 300' of the subject property as required.

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

Conclusion

Staff will provide a recommendation incorporating the results of the public hearing at a future meeting.

Attachment: Public Hearing Notice
Application

cc: Antoine Bryant, Director PDD
Katy Trudeau, Deputy Director PDD
Greg Moots, PDD
Karen Gage, PDD
David Bell, Director, BSEED
Lawrence Garcia, Corporation Counsel
Kim James, ESQ, Law Department
Donald Rencher, Group Executive for Housing, Planning and Development
Nicole Sherard-Freeman, Group Executive for Jobs, Economy and Detroit at Work