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# City of Detroit

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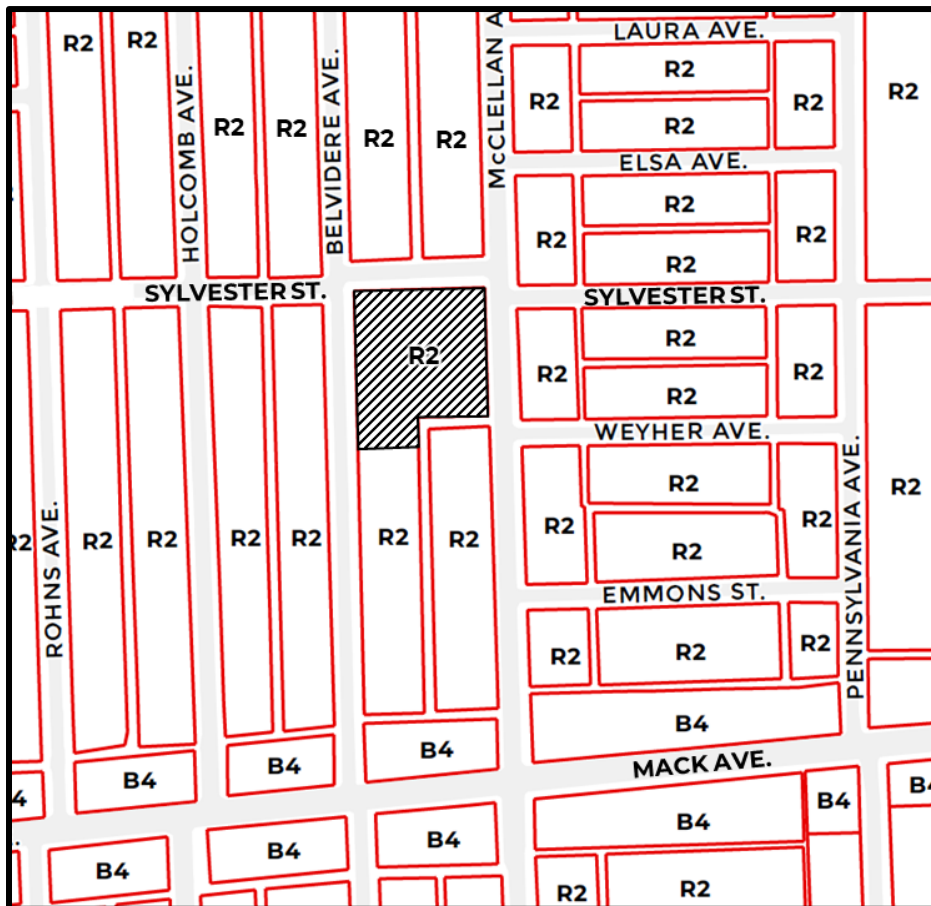
**TO:** City Planning Commission

**FROM:** Jamie Murphy, Staff

**RE:** Request of IFF ECE Detroit, LLC to rezone one parcel commonly known as 3917 McClellan Avenue from the R2 (Two-Family Residential) zoning district classification to the R5 (Medium Density Residential) zoning district classification.

**DATE:** October 1, 2021

On October 7, 2021, the City Planning Commission (CPC) will hold a 5:15 PM public hearing on the subject rezoning. Below is the current zoning map with the proposed area hatched.



## **BACKGROUND AND PROPOSAL**

The City Planning Commission (CPC) has received a request from IFF ECE Detroit, LLC to amend District Map No. 28 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an R5 (Medium Density Residential) zoning district classification where an R2 (Two-Family Residential) zoning district classification is currently shown for the property located at 3917 McClellan Avenue, generally bounded by Sylvester Street to the north, Belvidere Street to the west, McClellan Avenue to the east, and Mack Avenue to the south.

The proposed map amendment is being requested to permit the development of a Child Care Facility to serve 80-110 children. Although the use is first allowed in the R3 District, the applicant would like the flexibility to add small-scale commercial uses in the future. The existing zoning district does not allow the proposed use or any commercial uses.

The existing building was originally a Detroit Public School and is proposed to be demolished. The preliminary site plan shows a new 12,000 square foot building, a parking lot, a playground area, and a walking path. The site is approximately 1.7 acres.



*Aerial view of proposed rezoning*

## **PLANNING CONSIDERATIONS**

### ***Surrounding Zoning and Land Use***

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

North: R2 (Two-Family Residential) – Single family dwellings & vacant land  
East: R2 (Two-Family Residential) – Single family dwellings & vacant land  
South: R2 (Two-Family Residential) – Single family dwellings & vacant land  
West: R2 (Two-Family Residential) – Single family dwellings & vacant land

### ***Master Plan Consistency***

The subject site is located within the Kettering area of Neighborhood Cluster 3 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Low Density Residential” for the subject property. The Planning and Development Department (PDD) is reviewing this proposed rezoning and will provide an official opinion in regards to its conformance with the Master Plan.

### ***Community Input***

The applicant has conducted a thorough community engagement strategy as outlined in the attached summary and the neighborhood contact list (contained in the application). In an effort to obtain meaningful feedback, residents were asked about important elements of a child care center and additional amenities that could benefit the neighborhood. This feedback was incorporated into the proposal and led to the request for a more intense zoning district to permit additional uses.

Attachment: Public Hearing Notice  
Application & preliminary site plan  
Community Engagement Summary

cc: Antoine Bryant, Director, PDD  
Katy Trudeau, Deputy Director, PDD  
Karen Gage, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
James Foster, BSEED  
Lawrence Garcia, Corporation Counsel  
Daniel Arking, Law Department