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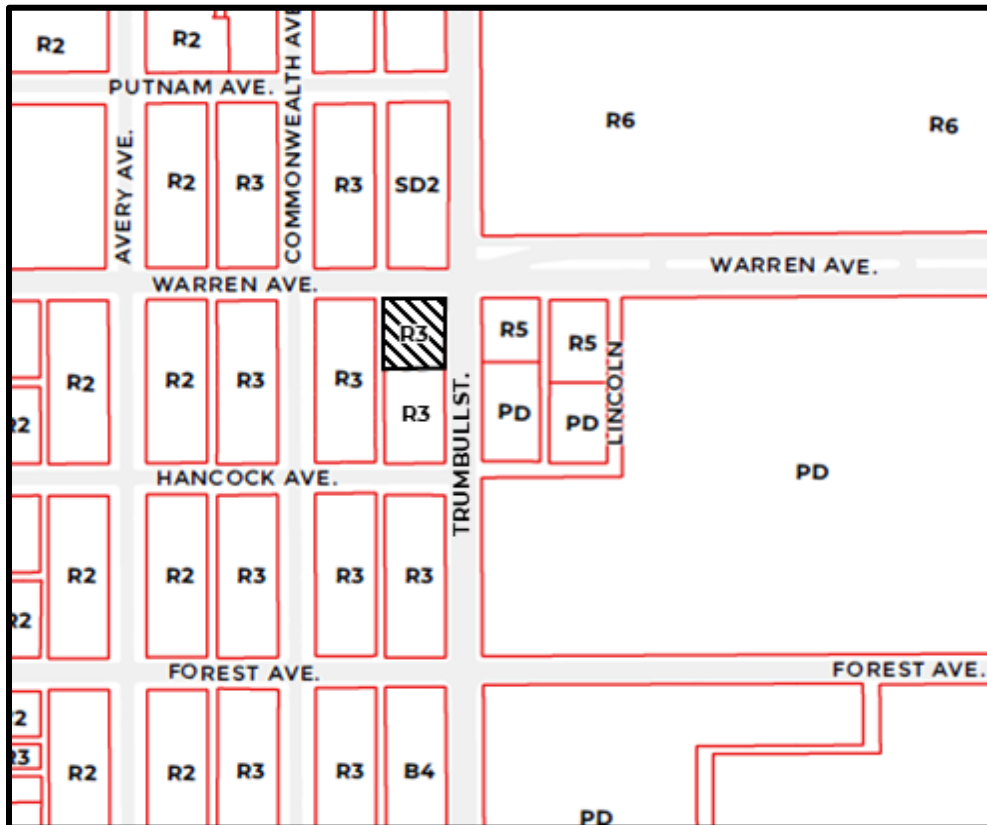
TO: City Planning Commission

FROM: Jamie Murphy, Staff

RE: Request of Kimberly Dokes on behalf of Cinnaire Solutions to rezone three parcels commonly known as 4843, 4849, and 4867 Trumbull Street from the R3 (Low Density Residential) zoning district classification to the SD1 (Special Development District, Small-Scale, Mixed-Use) zoning district classification.

DATE: October 15, 2021

On October 21, 2021, the City Planning Commission (CPC) will hold a 6:00 PM public hearing on the subject rezoning. Below is the current zoning map with the proposed area hatched.

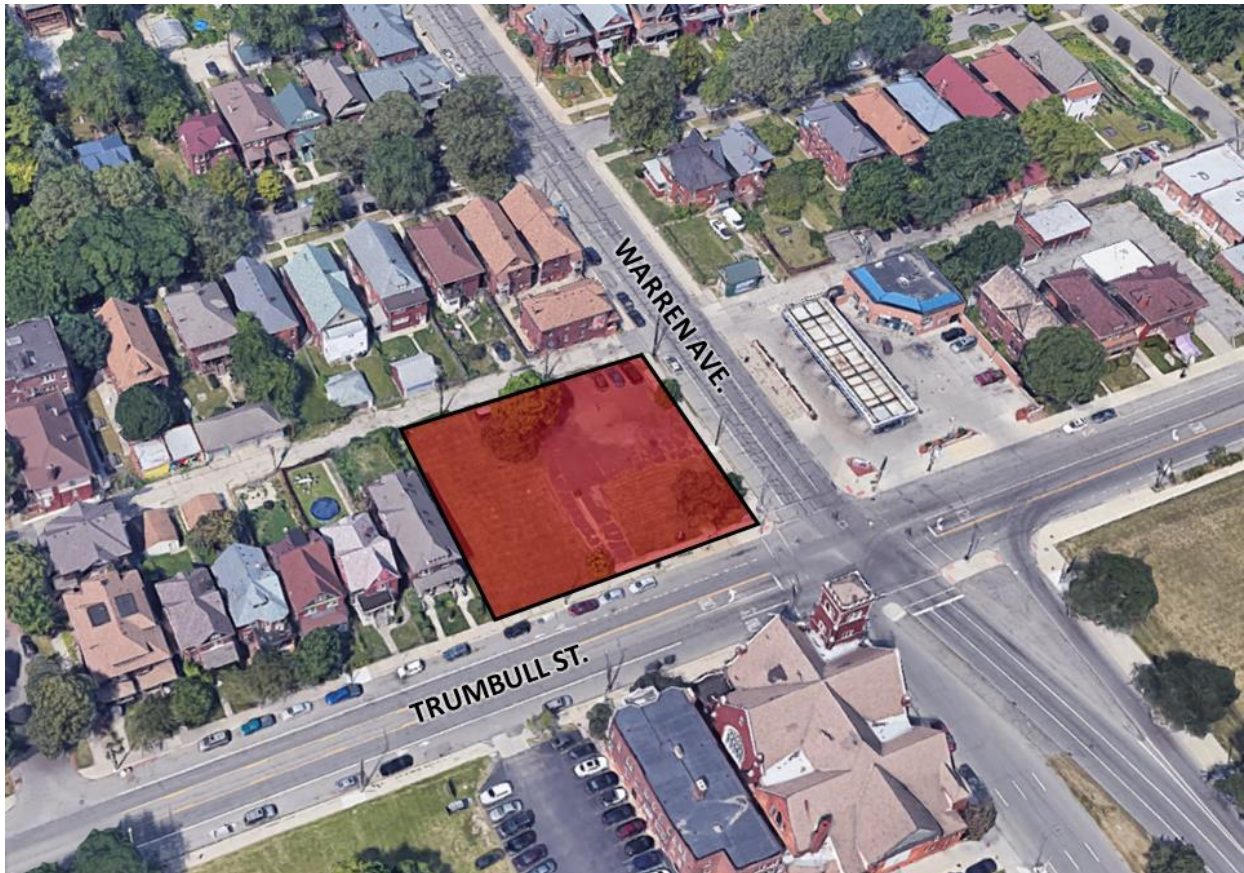


BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from Kimberly Dokes on behalf of Cinnaire Solutions to amend District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning district classification where an R3 (Low Density Residential) zoning district classification is currently shown for the property located at 4843, 4849, and 4867 Trumbull Street, generally bounded by Warren Avenue to the north, the north-south alley first west of Trumbull Street to the west, West Hancock Avenue to the south, and Trumbull Street to the east.

The proposed map amendment is being requested to permit the development of a three-story mixed-use building with ground floor commercial uses and upper floor residential units. The current zoning district does not allow commercial uses and the required setbacks do not permit zero lot line development. The proposed SD1 zoning district also requires less off-street parking than the current R3 district.

The site is located in City Council District 6 and measures approximately 0.5 acres. It has been a vacant lot since 1981.



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: SD2 (Special Development, Mixed-Use) – Gas Station
East: R5 (Medium Density Residential) – Citadel of Faith Covenant Church
South: R3 (Low Density Residential) – Single- and two-family dwellings
West: R3 (Low Density Residential) – Two-family dwellings

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 “RL - 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

A virtual community meeting to discuss the proposal was held by Woodbridge Neighborhood Development on Thursday, September 30, 2021 on Zoom. The meeting was well attended by approximately 38 persons. Questions were asked about security, generators/utilities, whether the mural to the south would be blocked, stormwater management, parking, and whether the design of the building would fit with the neighborhood. Residents seemed generally supportive of the proposal.

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
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Lawrence Garcia, Corporation Counsel
Daniel Arking, Law Department