

# 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](mailto: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

**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. (**RECOMMEND APPROVAL**)

**DATE:** November 12, 2021

## RECOMMENDATION

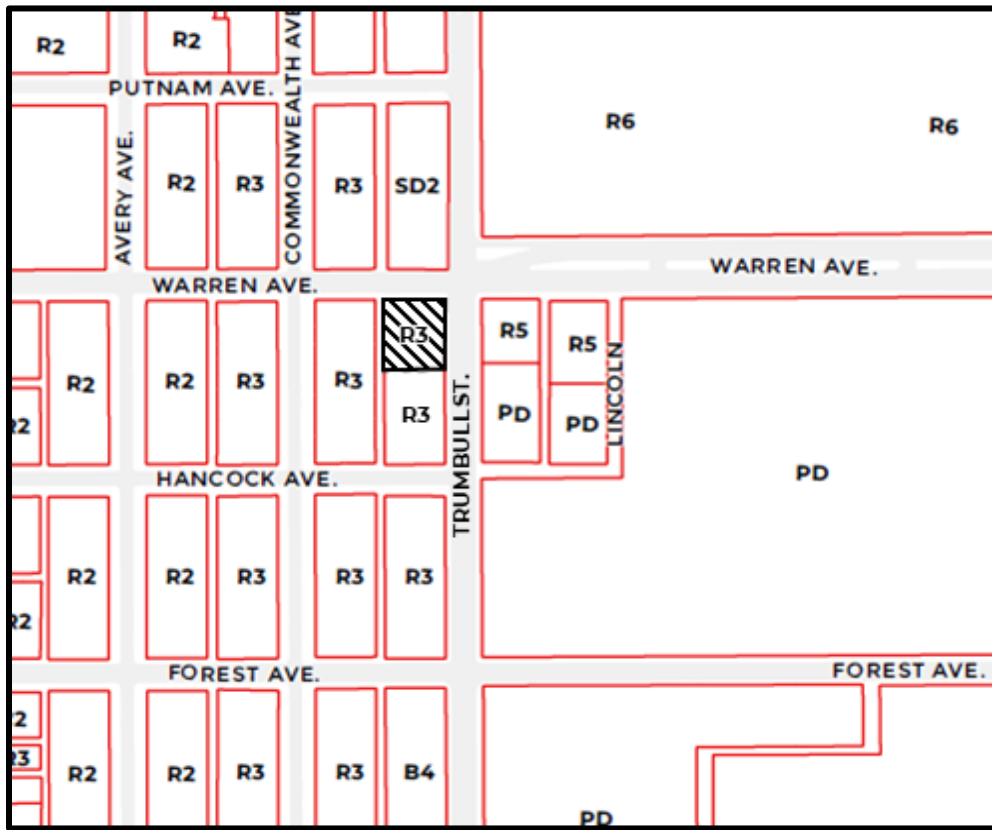
The City Planning Commission staff recommends APPROVAL of the request of Kimberly Dokes on behalf of Cinnaire Solutions to rezone three parcels commonly known as 4843, 4849, and 4867 Trumbull Street from the R3 (Low Density Residential) zoning district classification to the SD1 (Special Development District, Small-Scale, Mixed-Use) zoning district classification.

## 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.



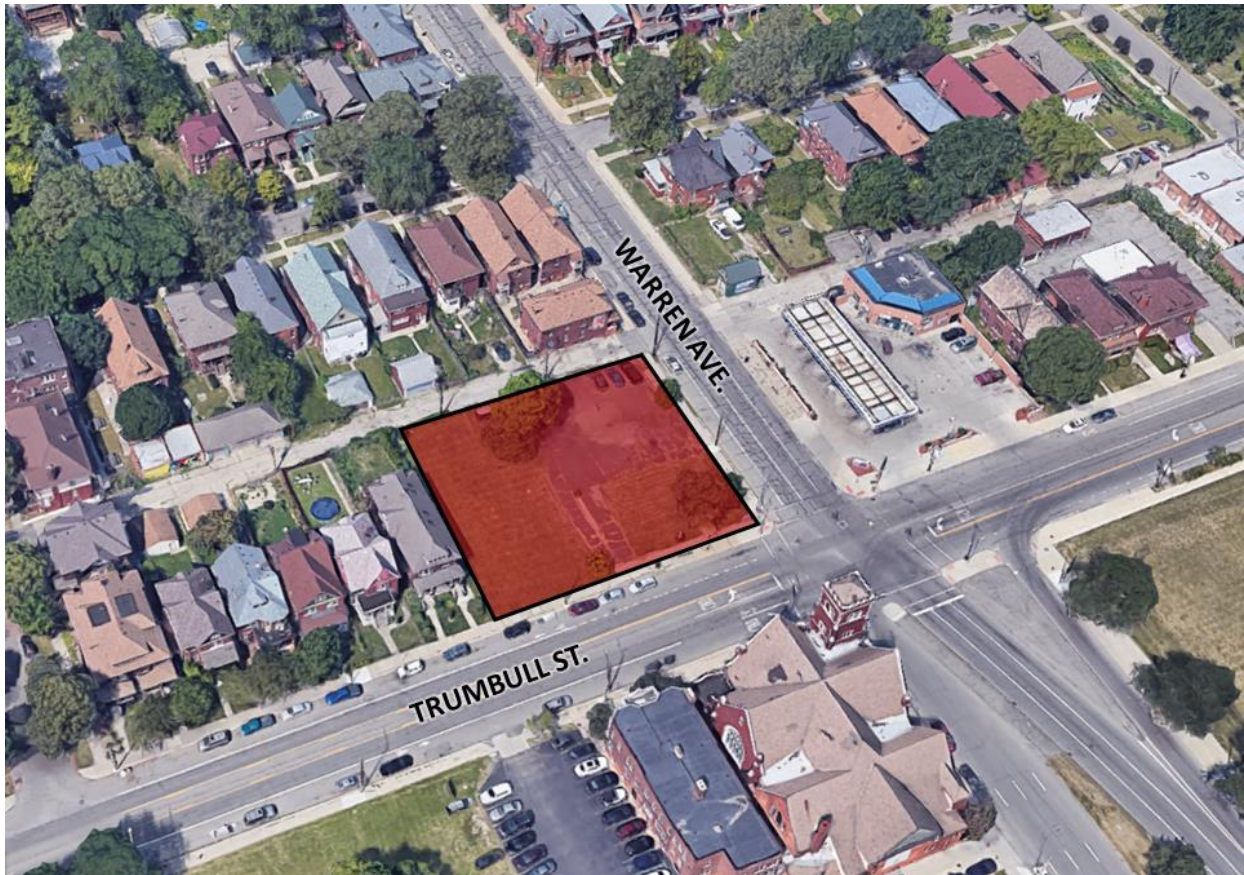
*Current Zoning map with proposed rezoning hatched*

**PUBLIC HEARING RESULTS**

On October 21, 2021, the City Planning Commission held a public hearing on this rezoning request. At the hearing, four members of the public spoke—two in support, one in opposition and one with general comments. Seven letters of support and one letter of opposition were also received, and are included as an attachment to this report. Some of the reasons for support of the rezoning were:

- Increasing walkability of the neighborhood by adding commercial space and residential density
- New development on a long-vacant lot that is a gateway for the neighborhood
- Effective community engagement conducted by Woodbridge Neighborhood Development and Cinnaire Solutions
- Adding to the diversity of housing options in the neighborhood—the units in this building will be accessible by elevator while most existing housing in the neighborhood is accessed by stairs
- Increasing affordable housing in the neighborhood—20 of the 26 units are proposed to be affordable
- Wayne State supports the proposal and pledged continued support of Woodbridge Neighborhood Development’s efforts to expanding parking options

Opposition to the rezoning was based on the lack of parking availability as the neighborhood is densely developed with most structures containing multiple units.



*Aerial view of proposed rezoning*

## **STAFF ANALYSIS**

### ***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                |

### ***Zoning Ordinance Approval Criteria***

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's analysis in italics:

- The suitability of the subject property for the existing zoning classification and proposed zoning classification. *The location of this proposal at the intersection of two major streets (as designated in the Master Plan) makes it a good candidate for more intense zoning as there is already more activity there than in the heart of the neighborhood. The corner also functions as a gateway to the neighborhood which would make a taller building with commercial uses more appropriate.*

- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *Because this property has been vacant for an extended period, any development will bring increased activity and traffic to the site. As parking is already scarce in the neighborhood, this proposal is likely to intensify the issue. Woodbridge Neighborhood Development will continue efforts to expand parking options to offset the increase in demand. No other adverse impacts are anticipated.*
- Whether the proposed rezoning will create an illegal “spot zone.” *Although there isn’t other property zoned SD1 in the vicinity, there are several blocks zoned SD2 to the north. Also, the SD1 District is a good buffer district between business and residential zones as it allows lower intensity commercial uses, but not the full range of commercial uses allowed in B4 such as auto repair and gas stations.*

### ***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) has reviewed this proposed rezoning and determined that it will not change the overall character of the area and is generally consistent 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 with approximately 38 attendees. 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***

Based on the above analysis and consistent with the approval criteria of Section 50-3-70 of the Zoning Ordinance, CPC staff recommends **APPROVAL** of the rezoning request.

Attachment: PDD Master Plan Interpretation  
Letters of support

cc: Antoine Bryant, Director, PDD  
Karen Gage, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
James Foster, BSEED  
Lawrence Garcia, Corporation Counsel  
Kimberly James, Law Department