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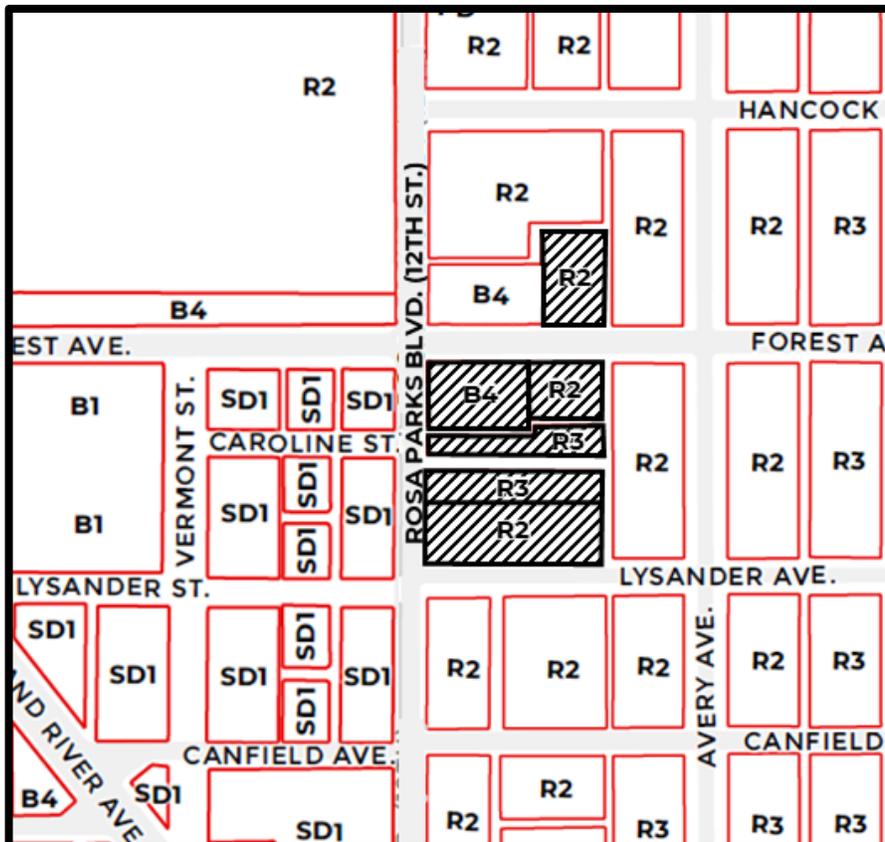
TO: City Planning Commission

FROM: Jamie Murphy, Staff

RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, Mixed-Use) zoning district classification.

DATE: April 18, 2022

On April 21, 2022, the City Planning Commission (CPC) will hold a 6:00pm 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 R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC to amend District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an SD1 (Special Development, Small-Scale, Mixed-Use) zoning district classification where R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications are currently shown for twenty-two parcels generally bounded by West Hancock Street to the north, Avery Street to the east, Lysander Street to the south, and Rosa Parks Boulevard to the west.

The proposed map amendment is being requested to permit a mixed-use development consisting of approximately 59 residential units and 7,500 square feet of commercial space on fourteen scattered parcels. The current zoning allows both residential and commercial uses, but the SD1 district allows narrower setbacks and more walkable layouts. The City Planning Commission is partnering on the request in order to include additional parcels to make the zoning of the entire block consistent.

The site is located in City Council District 6 and measures about 3 acres. The area proposed for development is currently vacant land. The area proposed to be rezoned to maintain consistency is occupied by several vacant commercial buildings and a parking lot.



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: B4, R2 – Single-family dwelling with flower farm; vacant School
- East: R2 – Single- and Two-family dwellings
- South: R2 – Church; Single-family dwellings

West: SD1 – Vacant land recently rezoned and proposed for mixed-use development

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 is generally consistent with the Master Plan.

Design Review

Because the applicant is buying parcels from the Detroit Land Bank Authority, he is required to complete design review with PDD. After several meetings, PDD is supportive of the site plan and will continue to work with the developer on the design of the façade.

Community Input

A community meeting was held via Zoom on January 28, 2021. Flyers were distributed to the 16 properties adjacent to the proposed rezoning. There were about six families in attendance (1-4 people each). Questions were asked regarding timeline, affordability, stormwater management, alley reactivation and construction-related disturbances. Attendees seemed excited for the project and supported the proposed rezoning.

The neighbor at 1764 W. Forest Avenue has submitted a letter in opposition to the northern portion of the rezoning. They support rezoning to a higher density district such as B2 or R5, but not to a district that permits no setbacks such as SD1. They feel that it would be inconsistent with the existing development of the neighborhood and would increase issues with stormwater runoff. Please see the attached letter for the full details. At this time, the applicant does not want to change the request to accommodate this suggestion.

PRELIMINARY CONCLUSION

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

Attachment: Public Hearing Notice
PDD Master Plan Interpretation
Preliminary Plans
Letter from neighbor at 1764 W. Forest

cc: Antoine Bryant, Director, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
Julie Schneider, Director, HRD
David Bell, Director, BSEED
Kim James, Law Department
Charles Rami, Interim Corp. Counsel
Nicole Sherard-Freeman, Group Executive for Jobs, Economy and Detroit at Work
Donald Rencher, Group Executive of Housing, Planning and Development