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# City of Detroit

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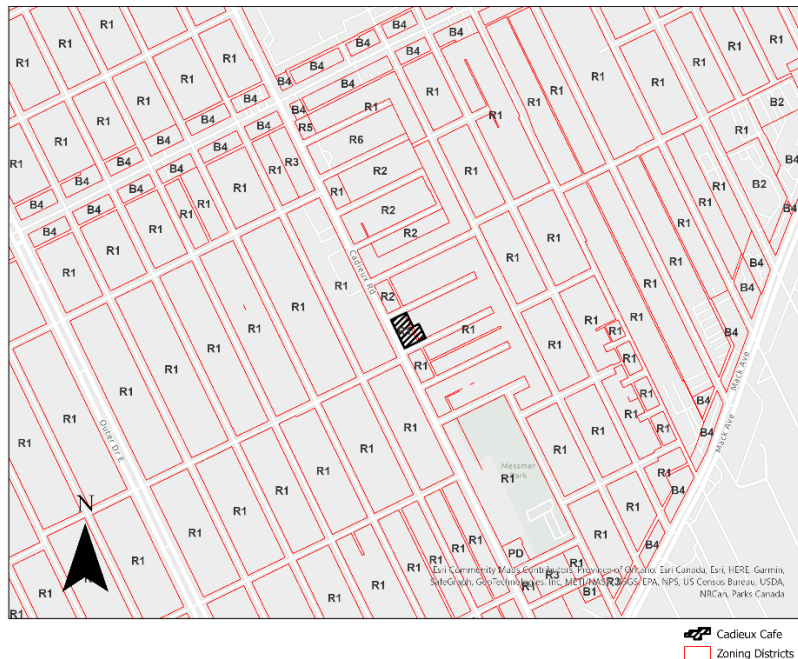
**TO:** City Planning Commission

**FROM:** Roland Amarteifio, Staff

**RE: Request of Cadieux Real Estate, LLC to amend Article XVII, Section XVII, 50-17-41, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where an R1 (Single-Family Residential District) zoning classification is currently shown on eight parcels generally bounded by Cincinnati St. to the north, Waveney St. to the south, Cadieux Rd. to the west, and Guilford St. to the east.**

**DATE:** September 14, 2022

On September 8, 2022, the City Planning Commission (CPC) will hold a 5:10 p.m. public hearing on the subject rezoning. A map showing the vicinity is located below:

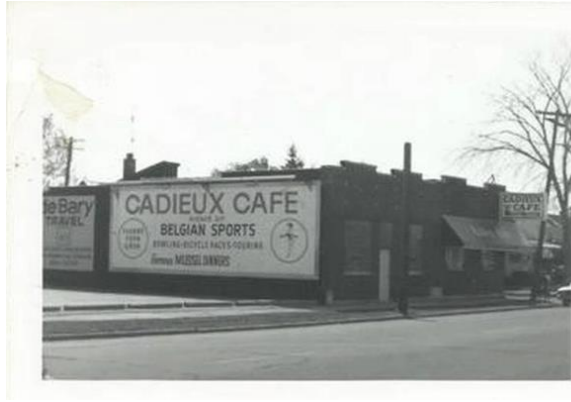


## BACKGROUND AND PROPOSAL

CPC staff has received a request from Cadieux Real Estate, LLC to amend Article XVII, Section 50-17-41, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where an R1 (Single-Family Residential District) zoning classification is currently shown on eight parcels generally bounded by

Cincinnati St. to the north, Waveney St. to the south, Cadieux Rd. to the west, and Guilford St. to the east.

The subject property is located in Council District 4 and measures at approximately 0.6 acres in area. The subject block contains Cadieux Café, a restaurant that has operated on the site for over 80 years. The restaurant was founded on Detroit's east side in the 1930s as a speakeasy and has operated as a neighborhood gem ever since. Cadieux Café is famous for its feather bowling and Belgian culture and cuisine.



The subject property includes the restaurant building, patron and staff parking, and outdoor seating. The property also includes an alley that was vacated in 1996 according to Petition No. 1957 of the Department of Public Works City Engineering Division.

### ***Proposed Development***

The rezoning is being requested in order to align the existing zoning with the historic and current use of the parcels. The subject is proposed to continue its current use as a restaurant, parking, indoor recreation (feather bowling) and outdoor seating as well as to expand to include an outdoor stage and entertainment space. Additionally, there is a small structure just east of the Cadieux Café building (originally built as a garage) that is being used to serve alcohol for consumption on the premises for the outdoor entertainment space.

These uses are not allowed in the current R1 zoning district but are allowed by-right and conditionally in the proposed B4 district.

## **PLANNING CONSIDERATIONS**

### ***Current Zoning***

#### **R1 – SINGLE-FAMILY RESIDENTIAL DISTRICT**

The R1 Single-Family Residential District is designed to protect and preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Additional residential uses such as religious institutions, neighborhood centers, and

utility uses necessary to serve the immediate area may be permitted on a conditional basis.

### ***Proposed Zoning***

#### **B4 – GENERAL BUSINESS 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.

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

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

North: R2 (Two-Family Residential)

East: R1 (Single-Family Residential)

South: R1 (Single-Family Residential)

West: R1 (Single-Family Residential)

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

The subject site is located within the Finney area of Neighborhood Cluster 3 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Low Density Residential (RL) in the Master Plan. The Planning & Development Department (P&DD) has provided a Master Plan Interpretation and found the proposed rezoning to be generally consistent with the Master Plan classification. P&DD stated that while the proposed zoning classification is not consistent with the Master Plan's Future General Land Use classification, its small size is not anticipated to change the overall character of the Finney neighborhood.

### ***Community Input***

The subject rezoning is located within the Cornerstone Village Neighborhood of City Council District 4. The petitioner has indicated that they have been in regular communication with the neighborhood associations adjacent to the restaurant. Specifically, the petitioner has had verbal and written communication with the presidents of the East English Village and Cornerstone Village Community Associations and received verbal and written support from them. Additionally, the petitioner sent letters informing them of the public hearing to the neighborhood associations and distributed to residents.

Staff will provide a full presentation during the public hearing and pending the result provide at a recommendation for this request.

Attachment: Public Hearing Notice  
Application for Zoning Change  
Master Plan Interpretation  
Support Letters

cc: Antoine Bryant, Director, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
Conrad Mallett, Corporation Counsel  
Daniel Arking, Law