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TO: City Planning Commission

FROM: M. Rory Bolger, Staff

RE: **Proposed map amendment to Chapter 50, Zoning, Article XVII, Section 50-17-46, Map No. 44, to show an R5 (Medium-Density Residential District) zoning classification where a PD (Planned Development District) zoning classification is currently shown on the block bounded by Selden Avenue, 18th Street, Magnolia Avenue, and Humboldt Avenue and to show a B4 (General Business District) zoning classification where an R3 (Low-Density Residential District) zoning classification is currently shown at 2640 Michigan Avenue**

DATE: January 14, 2023

On January 19, 2023, the City Planning Commission (CPC) will convene a 6:15 PM public hearing to consider the rezoning of property at two non-contiguous locations depicted on District Map No. 44 in Southwest Detroit by amending Article XVII, Section 50-17-46 of the Detroit Zoning Ordinance:

NATURE OF PROPOSAL

Location 1

To show an R5 (Medium-Density Residential District) zoning classification where a PD (Planned Development District) zoning classification is currently shown for the square block (4.15 acres) bounded by Selden Avenue on the north, 18th Street on the east, Magnolia Avenue on the south, and Humboldt Avenue on the west (3700, 3748 Humboldt; 2637 Selden; 3705, 3715, 3721, 3727, 3785-18th).

The City Planning Commission itself is proposing the map amendment for Location 1 consistent with Sec. 50-3-98 of the 2019 Detroit City Code, which notes that the authorization for a Planned Development lapses upon abandonment of the project or three years from the effective date of approval of the PD where the development has not been completed. The existing PD became effective through Ordinance No. 16-10 on September 2, 2010.

This property is owned by the Salvation Army. The proposed Salvation Army transitional housing development for which the PD was adopted was never undertaken at this location and they have moved on from this plan. The block consists of vacant land except for a small

warehouse/storage building at the corner of Humboldt and Magnolia (3700 Humboldt), used for storage by the Salvation Army.

Location 2

To show a B4 (General Business District) zoning classification where an R3 (Low-Density Residential District) zoning classification is currently shown at 2640 Michigan Avenue (0.5 acres)—the only property on the north side of Michigan Avenue just to the west of 18th Street.

The City Planning Commission is proposing the map amendment for Location 2 to resolve confusion that arose at the time of the construction of the Jeffries and Fisher Freeway interchange which consumed numerous properties that had appeared on District Map No. 44. While properties to the north of the Fisher Freeway were rezoned to the R3 zoning district classification, the property known as 2640 Michigan to the south of the Fisher Freeway was omitted altogether from the zoning map that resulted from Ordinance No. 29-G, which went into effect on December 14, 1967. This property remained omitted from Map No. 44 until 2010 when the Salvation Army's PD rezoning (Ord. No. 16-10) went into effect and the 2640 Michigan property was restored to the zoning map but was mistakenly labeled as R3.

PLANNING CONSIDERATIONS

Current Zoning, Location 1

PD – Planned Development District

The PD district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

Current Zoning, Location 2

R3 – Low Density Residential District

The R3 Low Density Residential District is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

Proposed Zoning, Location 1

R5 – Medium Density Residential District

The R5 Medium Density Residential District is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

Proposed Zoning, Location 2

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 Location 1 are as follows:

North: R2 (Two-Family Residential), vacant residential, vacant school, church

East: R2 (Two-Family Residential), light industrial, vacant residential

South: PD (Planned Development), University of Detroit Mercy dental school

West: PD (Planned Development), Salvation Army Harbor Light

The zoning classification and land uses surrounding Location 2 are as follows:

North: Unzoned (Fisher Freeway, I-75) and R3 (Low-Density Residential) and B6 (General Services) on the opposite side of the Fisher freeway

East: B4 (General Business), New Life Rescue Mission, commercial

South: B4 (General Business) and M4 (Intensive Industrial), commercial, DPW asphalt

West: PD Unzoned (Fisher Freeway, I-75) and B4 on the opposite side of the Jeffries freeway

Master Plan Consistency

Location 1 is located within Neighborhood Cluster 4, Jeffries Subsector. The Future Land Use map for this area shows Institutional. The proposed R5 District allows for a variety of institutional uses including hospitals as well as for a variety of residential uses, including townhouse and apartment developments similar to those nearby in the Core Cities neighborhood as well as for group living situations. The Planning and Development Department has indicated in its attached letter of January 5, 2023 that the proposed R5 is consistent with the Institutional Master Plan classification.

Location 2 is also located within Neighborhood Cluster 4 but within the Corktown Subsector. The Future Land Use map for this area shows Mixed Residential-Commercial (MRC). The Planning and Development Department has indicated in its attached letter of January 5, 2023 that the proposed B4, while not strictly consistent with the Mixed Residential-Commercial Master Plan classification, does generally reflect and extend the existing B4 general commercial that is shown on the north side of Michigan Avenue throughout Corktown. In the event the nearby redevelopment of the train station and Roosevelt Park spawn the kind of intense residential-commercial development typically associated with the MRC, future rezoning of the north side of Michigan Avenue, including Location 2, may become appropriate.

Outreach

All properties within 300 feet of the two locations have been mailed notification of the January 19th hearing. Staff has connected with the local Salvation Army by phone and a representative is expected at the hearing. Recent rezonings in the north Corktown/Core Cities area revealed

residents' interest in the development of more housing in the area. (The proposed R5 will remove obstacles to such development.)

The owners of 2640 Michigan Avenue had already approached the City with a vision of redeveloping their property along the lines of the old Western Market which had stood at that site until freeway construction in the early 1960s. P&DD and CPC staff been able to offer them some guidance relative to the curious zoning situation related to this property. (The proposed B4 will remove the barrier to appropriate development posed by the existing R3 and will help facilitate redevelopment of the property in line with the existing Michigan Avenue zoning.)

Attachment: Master Plan report from P&DD
Notice of Public Hearing

cc: Antoine Bryant, Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law Department