

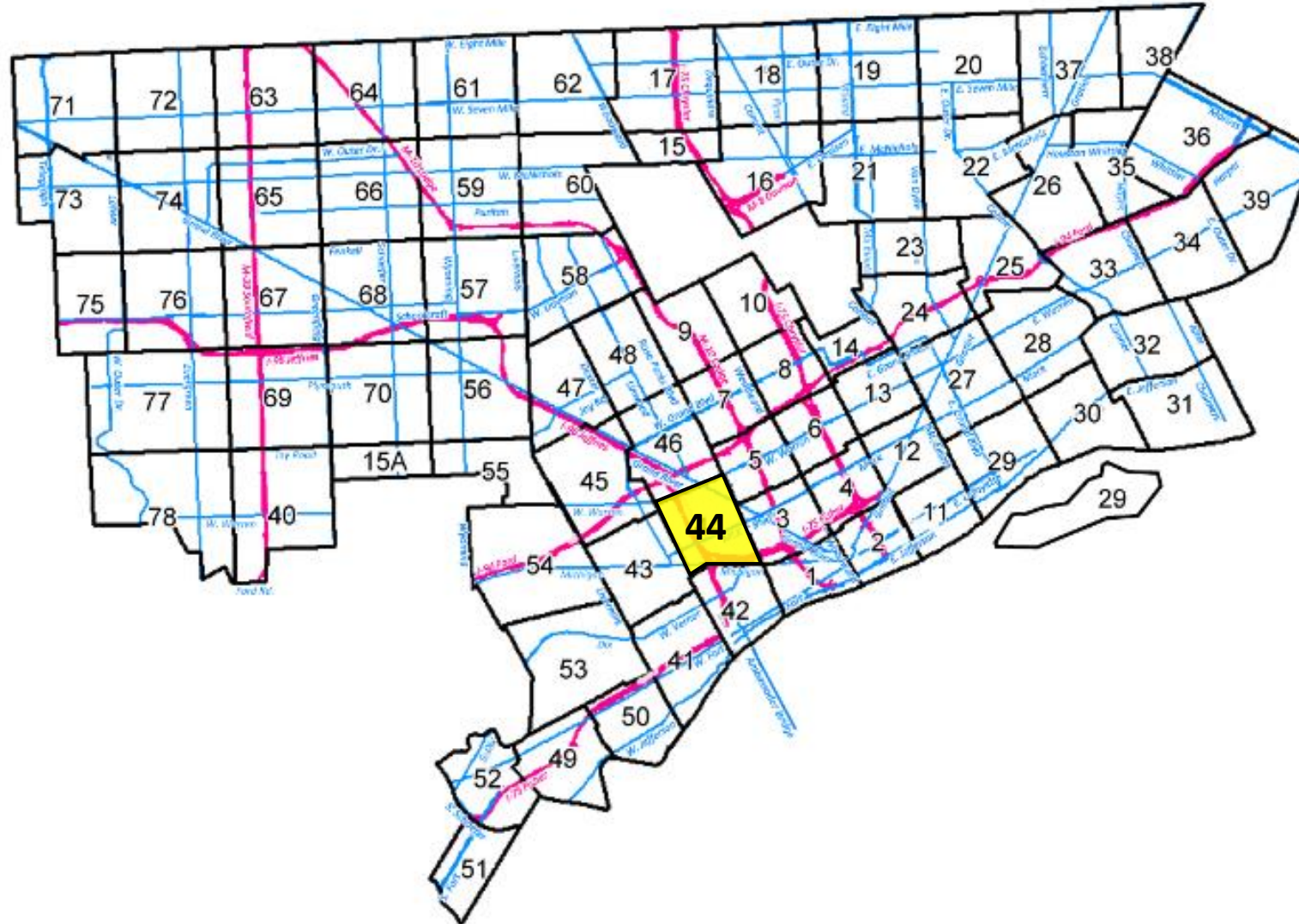
Zoning District Map No. 44

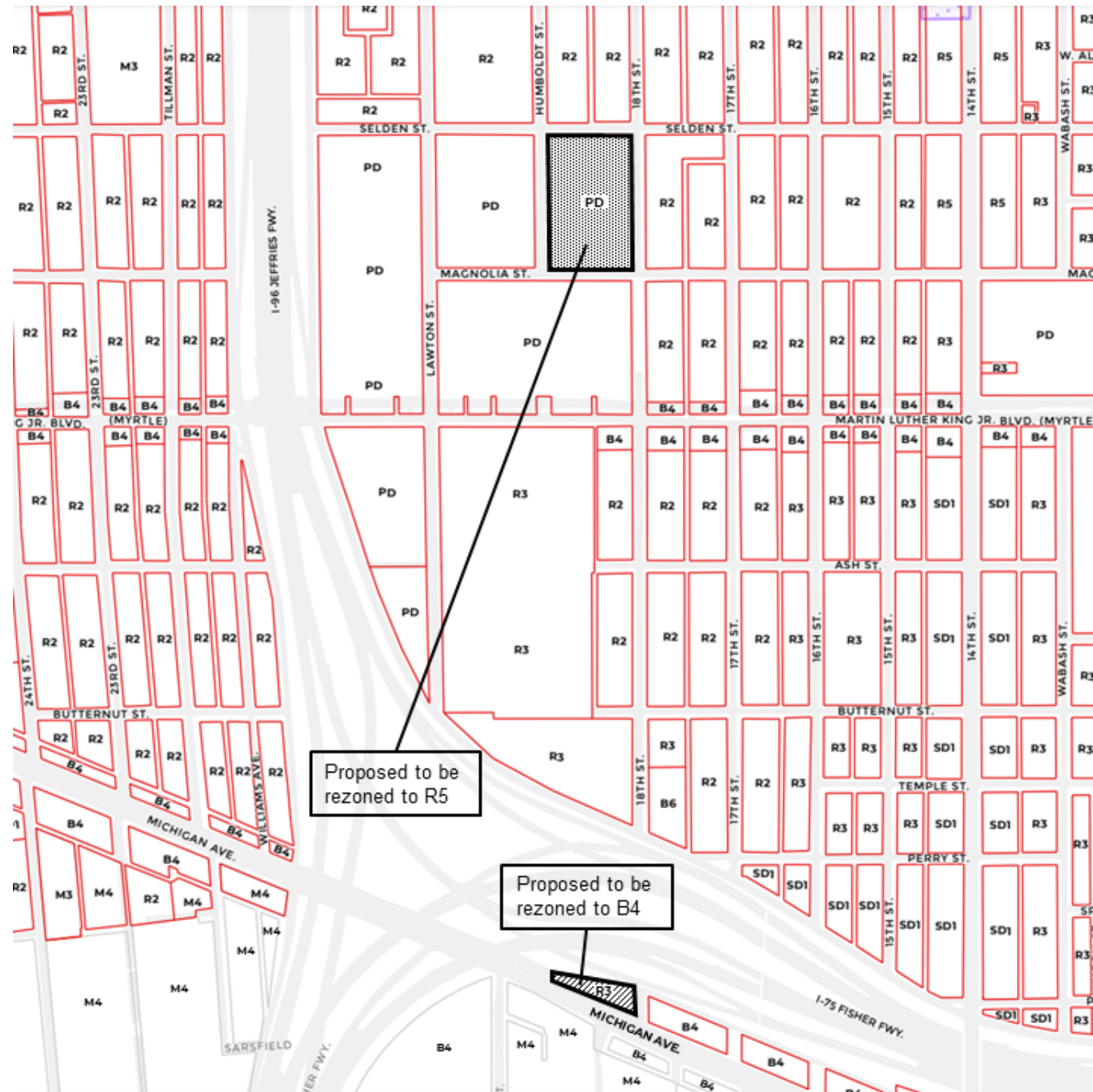
Update and correction

City Planning Commission

January 19, 2023

Zoning District Map No. 44 in Southwest Detroit





Location 1—Selden, 18th, Magnolia, Humboldt



Location 1

- Land is currently zoned PD.
- Proposed zoning = R5 (Medium-density Residential)
- Lapsed Planned Development (PD District).
- Taxpayer of record = Salvation Army (approximately 4 acres).

Council District 6 – Zoning Map 44 – 3700-48 Humboldt, 2637 Selden, 3705-85 18th (odd)

Zip Code: 48208

Ord. No. 16-10 - Effective Date: July 7, 2010

Proposed Use: Salvation Army transitional housing project

Current Status: existing building and vacant land.

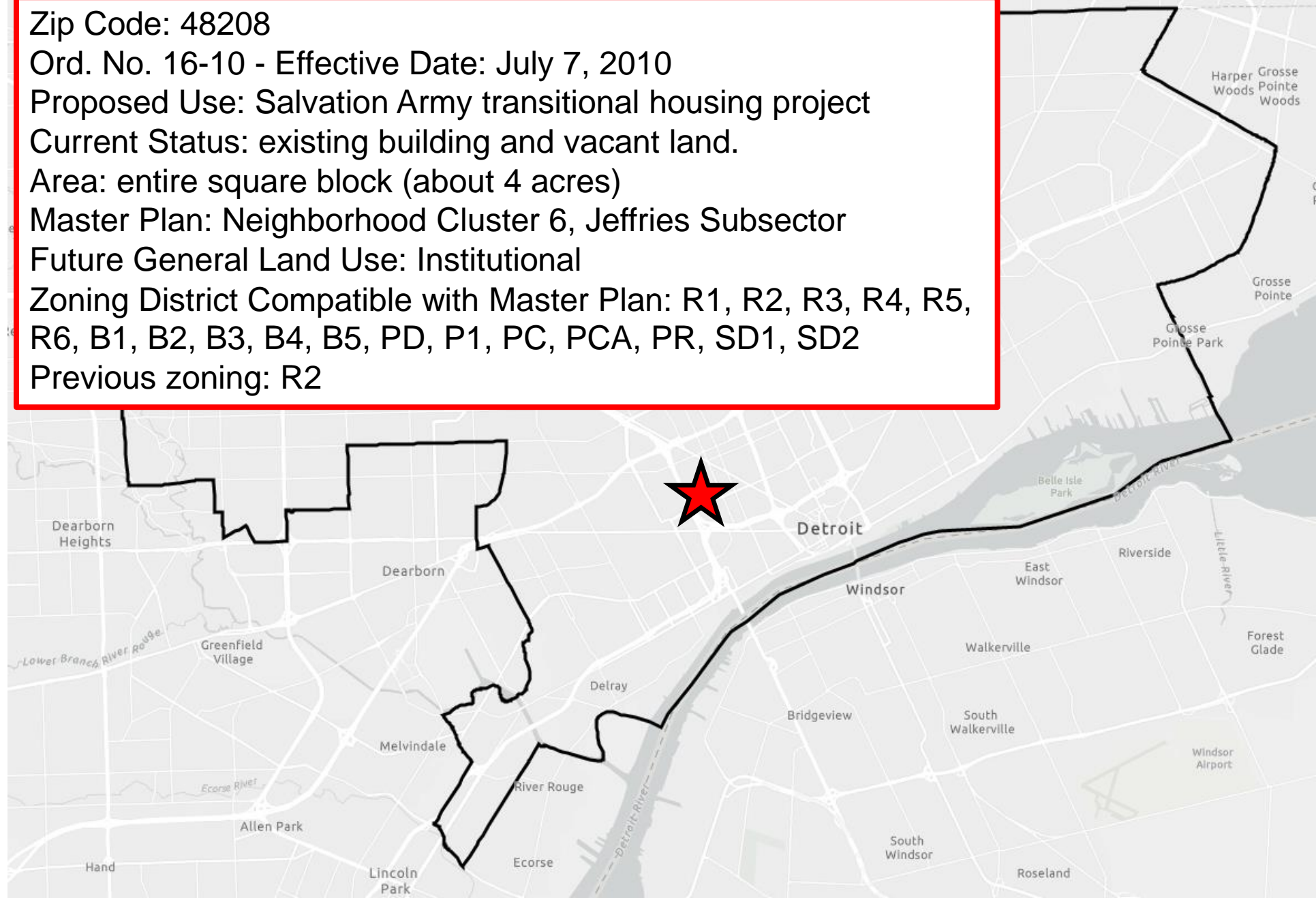
Area: entire square block (about 4 acres)

Master Plan: Neighborhood Cluster 6, Jeffries Subsector

Future General Land Use: Institutional

Zoning District Compatible with Master Plan: R1, R2, R3, R4, R5, R6, B1, B2, B3, B4, B5, PD, P1, PC, PCA, PR, SD1, SD2

Previous zoning: R2



Council District 6 – Zoning Map 44 – 3700-48 Humboldt, 2637 Selden, 3705-85 18th (odd)



Surrounding zoning/land use

- 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

Council District 6 – Zoning Map 42 – 3700-48 Humboldt, 2637 Selden, 3705-85 18th (odd)



Council District 6 – Zoning Map 44 – 3700-48 Humboldt, 2637 Selden, 3705-85 18th (odd)



Council District 6 – Zoning Map 44 – 3700-48 Humboldt, 2637 Selden, 3705-85 18th (odd)



Why R5 rather than R2 (previous zoning), R3?

- Zoning ordinance requires City Council to rezone lapsed/abandoned PDs to previous zoning classification or to another appropriate zoning classification
- Master Plan designates the area as “Institutional.”
- R5 permits a broader range of institutional uses than R2, R3.
- Nearby rezoning hearings brought out local interest in broader range of housing options—R2 permits no more than 8 units of multi-family.
- R2 requires conditional use hearing for multi-family; R3 restricts multi-family permitted by right; R5 welcomes apartments/townhouses on a by-right basis.

Location 2—2640 Michigan Avenue

