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**TO:** City Planning Commission

**FROM:** Timarie Szwed, City Planner

**RE:** **The request of Michael G Darga, P.E., Giffels Webster, on behalf of CHN Housing Partners to rezone the property at 7225, 7235, 7241, 7251, 7257, 7263, 7226, 7234, 7240, 7248, 7256, 7262 Archdale from an R1 (Single-Family Residential) to an R3 (Low-Density Residential) zoning classification.**

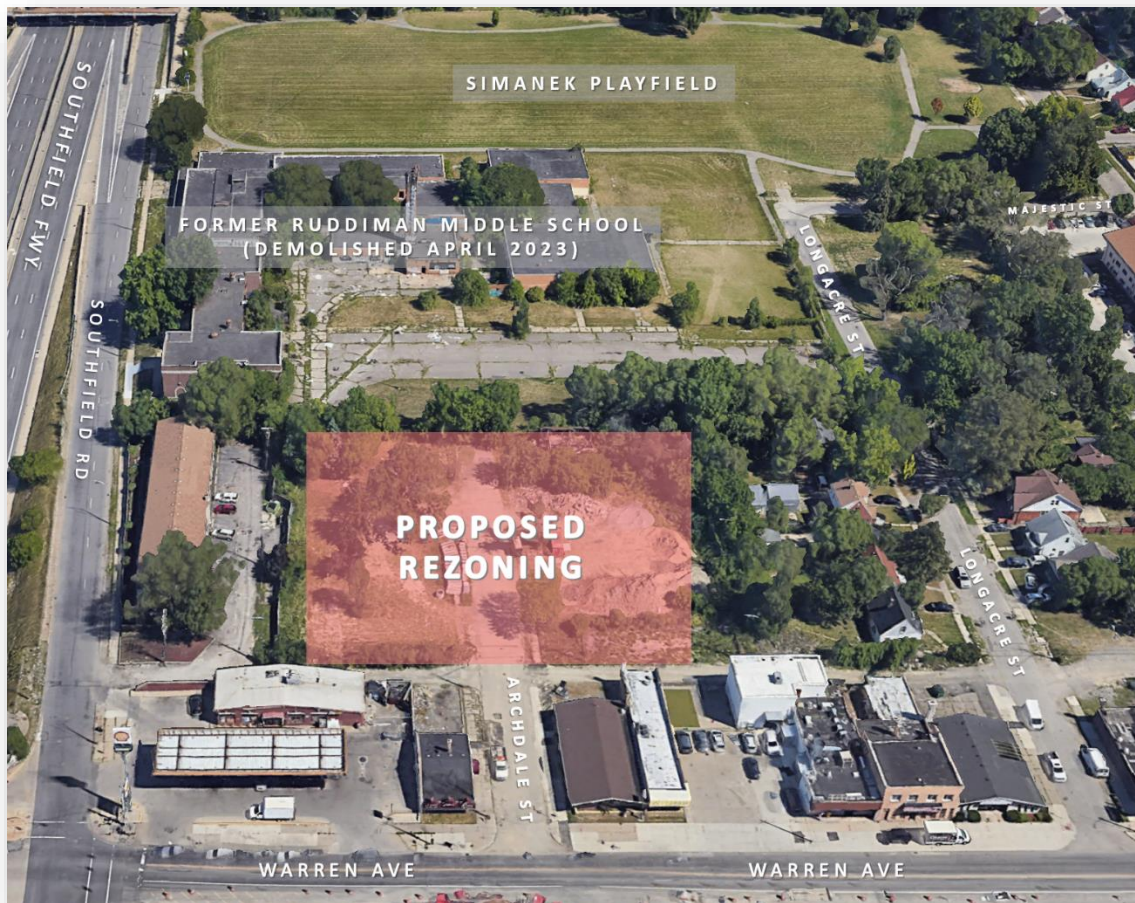
**DATE:** July 17, 2023

On July 20, 2023, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of Michael G Darga, P.E., Giffels Webster, on behalf of CHN Housing Partners (CHN) to amend Article XVII, Section 50-17-42, District Map No. 40 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a R3 (Low Density Residential) where a R1 (Single-Family Residential) zoning classification is currently shown at 7225, 7235, 7241, 7251, 7257, 7263, 7226, 7234, 7240, 7248, 7256, 7262 Archdale, generally bounded by the former Ruddiman Middle School site and Simanek Playfield to the north, Longacre Street to the east, Warren Avenue to the south, and Southfield Road to the west.

The proposed map amendment is being requested to permit the development of a multi-unit senior citizen housing complex on the currently vacant Archdale subject property. The existing R1 zoning classification does not allow for multi-family housing.

#### **BACKGROUND AND REQUEST**

The subject properties are generally located on the north side of Warren Avenue, west of Longacre Street, east of Southfield Freeway, and south of and adjacent to the former Ruddiman Middle School site and Simanek Playfield. The location of the proposed rezoning is indicated below:



The petitioners are proposing to develop a senior citizen housing complex on the currently vacant land on the parcels indicated by highlighting above. CHN and the Cody Rouge Community Action Alliance (CRCAA) were awarded the RFP from the City of Detroit. There were eight proposals submitted in all.

In addition to the area proposed for rezoning, the developer has the option to acquire one additional parcel at 7265 Longacre Street, to the east of and adjacent to the proposed rezoning. The developer is considering this parcel for green space or stormwater mitigation as part of the overall development. These uses do not require the parcel to be rezoned, therefore it is not included as part of this request. The parcel at 7265 Longacre Street is indicated below.

## **PLANNING CONSIDERATIONS**

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

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

- North: R1 (Single-family Residential) – vacant land owned by DPSCD and park
- East: R1 (Single-family Residential) – residential
- South: B4 (General Business) – commercial
- West: R3 (Low Density Residential) – residential, multi-family



As shown on the above zoning map, parcels in the subject area vary between R1 (Single-family Residential), R3 (Low Density Residential), B4 (General Business) and PD (Planned Development). The area is primarily residential in nature, with commercial uses along Warren Avenue. The PD zoning classification includes an occupied multi-family residential complex, as does the R3 zoning classification to the west of the proposed development.

***Master Plan Consistency***

The proposed rezoning site is designated as Institutional (INST) in the current Master Plan of Policies, Cluster 7, Brooks neighborhood, as seen on the maps below. A Master Plan Interpretation has been provided by the Planning & Development Department. The proposed rezoning was found to be generally consistent with the Master Plan designation, as the overall density of the larger area would not increase significantly, and the overall character would not change.



**Map 7-1B**  
**City of Detroit**  
**Master Plan of**  
**Policies**

**Neighborhood Cluster 7**  
**Brooks**



**Future Land Use**

Low Density Residential (RL)	Throughway Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (SC)	Recreation (PNC)
Medium Density Residential (RMS)	General Industrial (GI)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (LI)	Private Marina (PM)
Neighborhood Commercial (NC)	Distribution - Port Industrial (DPI)	Airport (AP)
Retail Center (RC)	Mixed - Residential / Commercial (MRC)	Cemetery (CE)
Neighborhood Commercial (NC)	Mixed - Residential / Industrial (MRI)	Institutional (IS)



### ***Community Input***

Community engagement for the proposed rezoning has been completed by CHN and CRCAA. The community engagement process has consisted of providing information to and soliciting input from specific groups (including but not limited to local neighborhood associations/block clubs, CRCAA's CDC partners, and local businesses), as well as interested residents in the immediate area. The outreach strategy includes hosting community meetings, focus groups, and gathering survey input. CRCAA will continue to provide information to the broader community by providing project updates in the organization's newsletter.

CHN and CRCAA held a community engagement event on April 13, 2023, which was attended by 130, including block groups, county commissioners, councilmembers, the District 7 Manager and other city officials. Attendees included:

#### COMMUNITY PARTNERS & BLOCK CLUBS

- Southfield Plymouth Comm. Assoc.
- W. Outer Dr. Civic Assoc.
- Far West Civic Assoc.
- Warrendale Comm. Assoc.
- Chase Bank
- Warwick Block Club
- Piedmont Block Club
- Evergreen Block Club
- Westwood Block Club
- Artesian Block Club
- Outer Drive Block Club
- Cody Rouge Senior Connect Staff
- Detroit Impact
- Friends of Rouge Park

#### ELECTED OFFICIALS

- Hon. Alisha Bell, County Commissioner
- Wayne County Commissioners
- Fred Durhall III, Councilman, District 7
- Sylvia Santana, Senator

Another meeting was held by CHN, CRCAA, and project architect Hiti DiFrancesco + Siebold (HD+S) on April 27, 2023. This meeting was attended by over 60 seniors from the surrounding community. Attendees were provided with an overview of the organization, with discussions regarding their presence in Detroit, mission, partners, service area and impacts. Attendees broke out into smaller focus groups facilitated by the organizers to discuss four key topics: 1) Site and outdoor spaces; 2) Interior community and common areas; 3) apartments; and 4) building image. Each group took 10-15 minutes to discuss each topic to ensure all seniors and their input was included.

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

Attachments: Public hearing notice  
Application for zoning change  
Community Engagement Description

cc: Antoine Bryant, Director, P&DD  
Karen Gage, P&DD  
Greg Moots, P&DD  
David Bell, Director, BSEED  
James Foster, BSEED  
Conrad Mallett, Corporation Counsel  
Bruce Goldman, Law  
Daniel Arking, Law Department