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TO: City Planning Commission

FROM: Timarie Szwed, City Planner

RE: **The request of MHT Housing and the Detroit City Planning Commission to rezone the properties at 17204, 17198, 17180, 17139, 17132 Oak Dr, 17213, 17181, 17131 Birchcrest Dr, and 3856 W McNichols from an R2 (Two-Family Residential) to an R3 (Low Density Residential) zoning classification.**

DATE: September 19, 2023

On September 21, 2023, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of MHT Housing and the Detroit City Planning Commission to amend Article XVII, Section 50-17-62, District Map No. 60 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a R3 (Low Density Residential) zoning district classification where a R2 (Two-Family Residential) zoning district classification is currently shown at 17204, 17198, 17180, 17139, 17132 Oak Drive, 17213, 17181, 17131 Birchcrest Drive, and 3856 West McNichols Road, generally bounded by Santa Maria Street to the north, Birchcrest Drive to the east, West McNichols Road to the south, and Quincy Street to the west.

The proposed map amendment is being requested to permit the development of a multi-unit senior citizen housing complex comprised of three buildings, two existing and one new construction. The existing R2 zoning classification does not allow for multi-family housing units with more than eight units. Additionally, the proposed rezoning includes the existing school and church buildings, which will continue to function as they currently do.

BACKGROUND AND REQUEST

The subject properties are generally located on the north side of W. McNichols Rd., west of Birchcrest Dr., east of Quincy St., and south of Santa Maria St. The proposed rezoning is in District 2. The site is shown in the images below.



The proposed map amendment is requested to provide the appropriate zoning classification for the proposed Gesu Parish – Housing. The proposed development will consist of three buildings. The buildings will include two existing buildings located at 17204 and 17180 Oak Drive, and one new construction to be located on Birchcrest Drive. The proposed project includes 46 housing units, with additional common areas, as well as office space for both Gesu parish and the housing complex’s needs.

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) and R2 (Two-Family Residential) – Residential and religious institution
- East: R2 (Two-Family Residential) and B2 (Local Business and Residential) – Residential and commercial
- South: R6 (High Density Residential) – University of Detroit Mercy Campus
- West: R2 (Two-Family Residential) and B2 (Local Business and Residential) – Residential and commercial



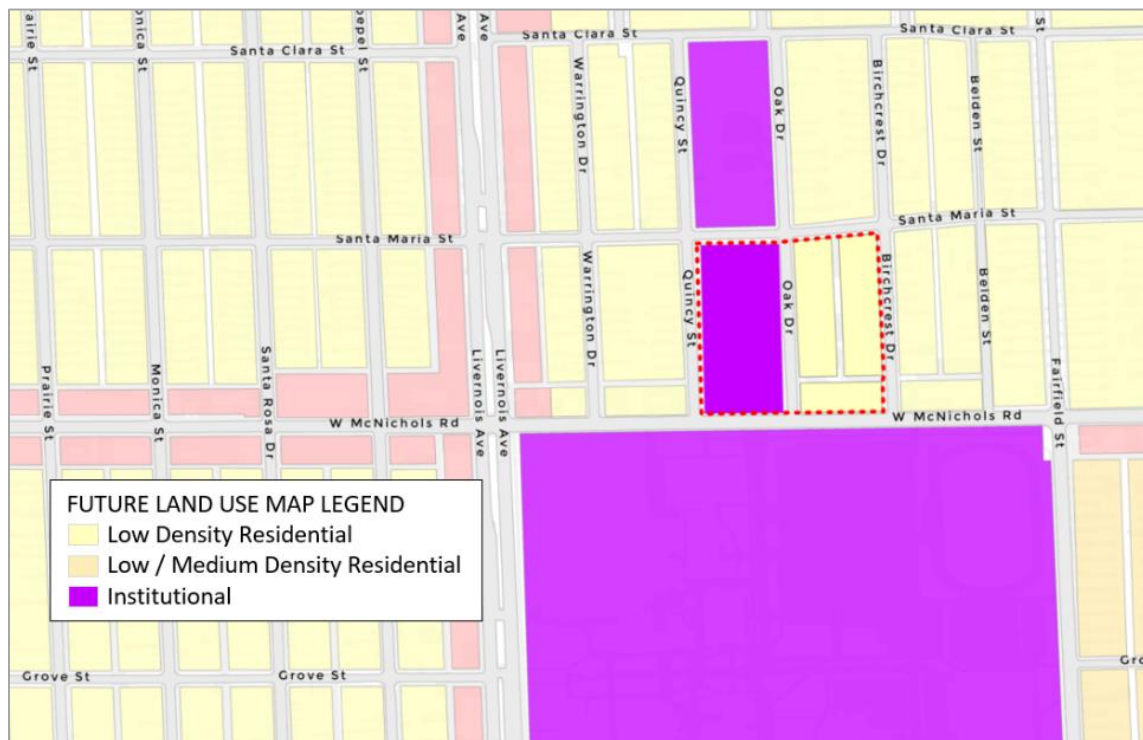
Hatched area is proposed to be rezoned from R2 to R3 classification

As shown on the above zoning map, parcels in the area surrounding include various residential and business zoning classifications, including R1 (Single-family Residential), R2 (Two-family Residential), R6 (High Density Residential), B2 (Local Business and Residential), B4 (General Business), and a few P1 (Open Parking). Business zoning classifications are located on commercial corridors, Livernois Avenue and W McNichols Road. Also, along W McNichols Road, is an R6 zoning classification, where the University of Detroit Mercy campus is located.

Zoning Ordinance Approval Criteria

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff analysis.

- *Whether the proposed amendment will protect the health, safety, and general welfare of the public.* Approval of the proposed zoning map amendment will protect the health, safety, and general welfare of the public, specifically for senior citizens by providing the appropriate zoning classifications to allow for new housing for senior citizens, while preserving the existing residential character.
- *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management.* It is not anticipated that the proposed rezoning will have significant adverse impacts on the natural environment.
- *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.* No adverse impacts are anticipated because of the proposed rezoning. By allowing the proposed rezoning, the vitality of the neighborhood is anticipated to be improved.



Master Plan Consistency

The proposed rezoning site is designated as Institutional (INST) and Low Density Residential (RL) in the current Master Plan, as seen on the map above. A Master Plan Interpretation will be provided by the Planning and Development Department prior to CPC staff submitting a recommendation regarding the proposed rezoning.

Community Input

MHT Housing has been in contact with several community organizations and block clubs that operate in the immediate area, which are listed below. MHT Housing also, has contacted the adjacent property owners, businesses and residents listed below. Additionally, MHT Housing has indicated their intent to hold a community meeting prior to the scheduled public hearing.

Community Organizations, Block Clubs, Property Owners, Businesses and Residents Contacted by the Petitioner

Sherwood Forest Neighborhood Association
The New Stoepel Curtis / 7 Mile Improvement Association
Roselawn Resurgence 7 Curtis Woodingham Block Club
Bagley Community Counsel Inc.
Gesu Catholic Church
University of Detroit Mercy
Sunoco Gas Station (3720 W McNichols Rd)
Prime Missionaries (17330 Quincy St)
Residents of Birchcrest Drive
Residents of Santa Maria Avenue

CPC staff has received one letter of support for the proposed rezoning and senior housing project from Roger Short, President of the University District Community Association. Mr. Short states that he has worked with a committee of members of Gesu Catholic Church as they have explored developing housing for senior residents.

CPC Staff mailed 215 public hearing notices to property owners and residents within 300 feet of the subject parcels. Notices were mailed fifteen days prior to the public hearing.

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

Attachments: Public hearing notice
Application for zoning change
Letter of support

cc: Antoine Bryant, Director, P&DD
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Greg Moots, P&DD
David Bell, Director, BSEED
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