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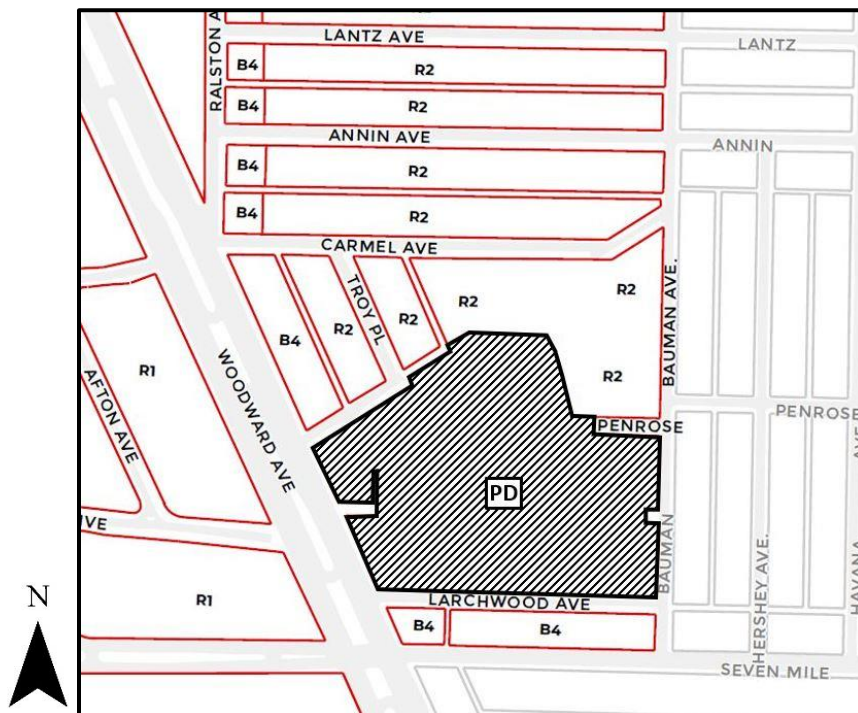
TO: City Planning Commission

FROM: M. Rory Bolger, City Planner
Roland Amarteifio, City Planner

RE: **Requested map amendment to Chapter 50, Zoning, Article XVII, Section 50-17-64, Map No. 62, to show a new PD (Planned Development District) where the authorization for the PD established by Ord. No. 40-04 has lapsed for the approximately 12-acre site at 19150, 19200, and 19212 Woodward Avenue—Perfecting Church Woodward Campus**

DATE: September 5, 2023

On September 7, 2023, the City Planning Commission (CPC) will convene a 5:15 PM public hearing at the request of Perfecting Church to consider the establishment of a new PD (Planned Development District) at the approximately 12-acre site on Woodward Avenue near West Seven Mile Road to replace the Planned Development that became effective October 6, 2004 (Ordinance No. 40-04), the authorization for which has lapsed. The map showing the vicinity is located below:



The “PD Project”

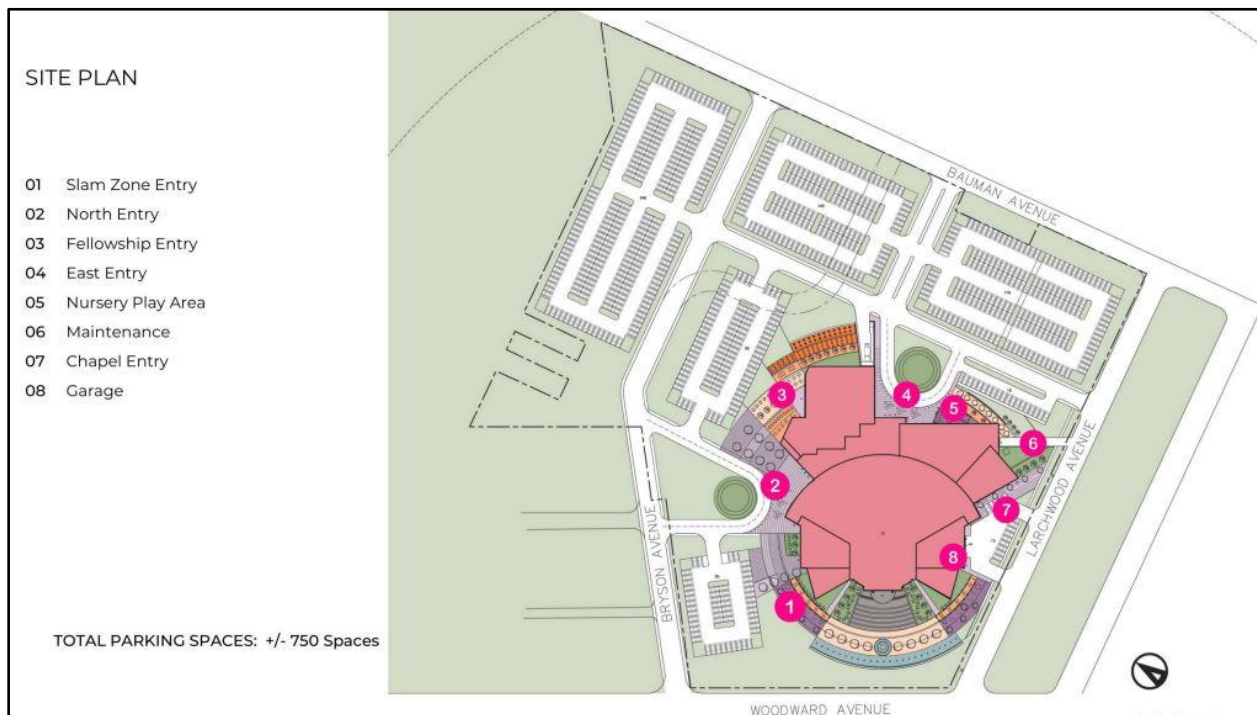
As the City Planning Commission (CPC) will note from staff’s presentations at several previous CPC meetings, some 403 locations in the city of Detroit are zoned in the Planned Development (PD District) classification. Because the authorizations for those PDs may have a limited “shelf life,” per Sec. 50-3-98 of the Zoning Ordinance, staff is identifying those locations that do not comport with the current Chapter 50 of the 2019 Detroit City Code, *Zoning*, and for which a rezoning or other City Council action may be needed. This hearing will be the fourth that the Planning Commission has convened this year as part of the PD Project.

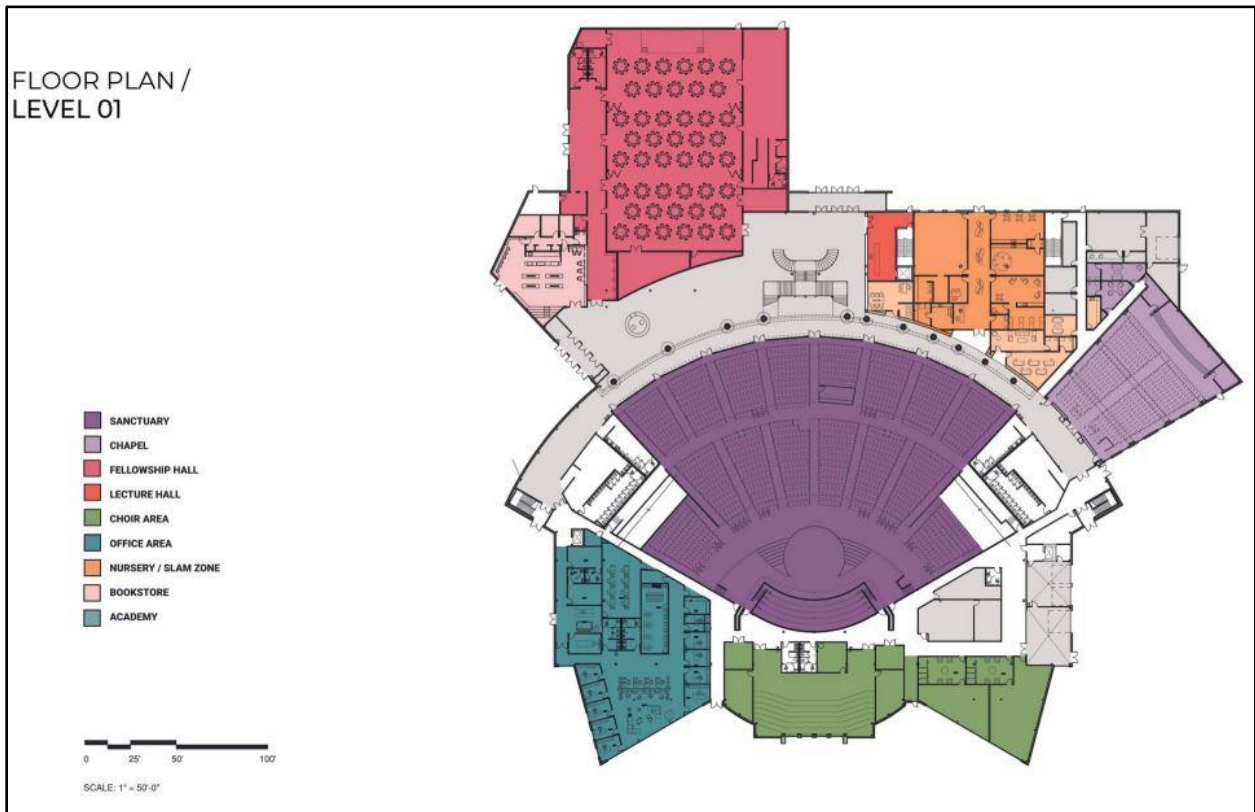
BACKGROUND AND PROPOSAL

2023 Proposed Perfecting Church Woodward Campus PD

CPC staff has received a request from Perfecting Church to amend Article XVII, Section 50-17-64, District Map No. 62 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to establish a new PD to replace an existing PD whose authorization has lapsed on approximately a 12-acre property. The subject property is generally bounded by Bryson Avenue on the north, Bauman Avenue on the east, Larchwood Avenue on the south, and Woodward Avenue on the west.

The proposed establishment of a new PD zoning district classification is being requested to finalize the development of a 4,200 seat church building. The building will also feature a fellowship hall, chapel, lecture hall, choir area, office area, nursery, bookstore, academy, administrative offices, and ancillary facilities.





2004 Perfecting Church PD

As described in the *Journal of City Council* (October 6, 2004, Pages 3257-3261), the original Planned Development that was approved through Ordinance No. 40-04 for the Perfecting Church site related only to the first phase of an envisioned three phase-development. The 2004 PD authorized the following:

- Church, three stories, 158,550 square feet, 4,236 seats
- Administrative offices
- Chapel, 470 seats
- Administration building, 35,790 square feet, connected to church by 2nd floor skywalk
- Parking structure, four stories, 1,079 spaces
- Surface parking lot, 80 spaces

The first building permit was issued pursuant to the PD August 11, 2005. Considerable work has been started but the project stands today uncompleted.

PLANNING CONSIDERATIONS

Current and Proposed Zoning

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.

Surrounding Zoning and Land Use

The zoning classification and land uses for nearby properties are as follows:

North: R2 (Two Family Residential District), B4 (General Business District) – *Vacant Land/Residential*

East: R2 (Two Family Residential District) – *Vacant Land/Residential/Religious Institution*

South: B4 (General Business District) – *Commercial/Vacant Commercial*

West: R1 (Single-Family Residential) – *Residential*

Master Plan Consistency

The subject site is located within Neighborhood Cluster 1, State Fair Subsector. The Future Land Use map for this area shows “Institutional.” The Planning and Development Department will provide its determination of consistency with the Master Plan.

DEVELOPMENT PLAN AND SITE PLAN

As is the case with any PD application, the proposed Perfecting Church Woodward Campus application requires the review by the City Planning Commission of both the proposal narrative and the site plan and elevations that depict the proposal. Once any unanswered questions have been addressed, the CPC is required to report its findings and recommendation to City Council for its consideration and action. Given the lapse of authorization related to the 2004 PD, work toward the completion of the proposed campus requires the replacement of that PD by a new zoning authorization or classification.

Attachment: Notice of Public Hearing
Application for Zoning Change

cc: Antione Bryant, Director, PDD
Russell Baltimore, PDD
Greg Moots, PDD
Dave Bell, Director, BSEED
Jayda Philson, BSEED
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