



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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TO: Mr. Marcell Todd, Director, City Planning Commission
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: December 4, 2023

RE: **Master Plan of Policies review of the request to replace the existing PD zoning classification at 19150 Woodward Avenue, the authorization for which has lapsed, with a new PD and site plan, and to show a PD zoning classification where an R2 is currently shown on 1001 Carmel Street.**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department (P&DD) submits the following review of the proposed rezoning. The proposed map amendment is at the request of the Perfecting Church, with the City Planning Commission as a co-petitioner.

Location

The subject property is generally bounded s by Carmel Street on the north, Bauman Avenue on the east, Larchwood Avenue on the south, and Woodward Avenue on the west.

Existing Site Information

The area of the rezoning is approximately 4.5 acres in size, with the overall size being 16 acres and contains the applicant's church and vacant land.

Surrounding Site Information

North: R2 – single family homes and vacant land

East: R2 – Vacant land

South: B4 – Businesses and vacant land

West: B4 and R1 – vacant land, commercial building, and open space

Project Proposal

The proposed PD would establish the "Perfecting Church Woodward Campus," reflecting a reduced scope from the 2004 PD. The 168,000 square foot structure includes a 4,200-seat sanctuary with fellowship hall, chapel, administrative, and ancillary facilities. Surface parking would be provided for 720 vehicles.

Interpretation

Impact on Surrounding Land Use

The expansion of the church complex will move the parking lot closer to the residential homes to the north. The site plan as submitted shows access to the new parking lot to the north from Bryson and Bauman Streets, both with access from Woodward Ave.. The church building is unchanged. The number of cars accessing the site is not expected to change, just the parking location. The properties around the expanded PD are almost completely vacant and so minimal impact is anticipated. The area to the north and east is a possible Neighborhood Solar site. If this is approved, there likely would be no residents in the areas.

Impact on Transportation

The change in zoning and revised site plan is not anticipated to impact the transportation network. Bus routes run on the Woodward Avenue to the west and West Seven Mile to the south, both also designated as Major Streets in the Master Plan. These streets have adequate capacity to handle the traffic generated from when the church opens. So long as traffic avoids any future residential developments, it should not negatively impact the surroundings.

Master Plan Interpretation

The site is designated as Medium Density Residential (RLM) in the Master plan's State Fair neighborhood. Such "... areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on street parking, or garages with alley access. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents' day-to-day needs.". The proposed rezoning is generally **consistent** with the Master Plan's RLM designation, as churches are a customary component in residential areas.

Respectfully Submitted,



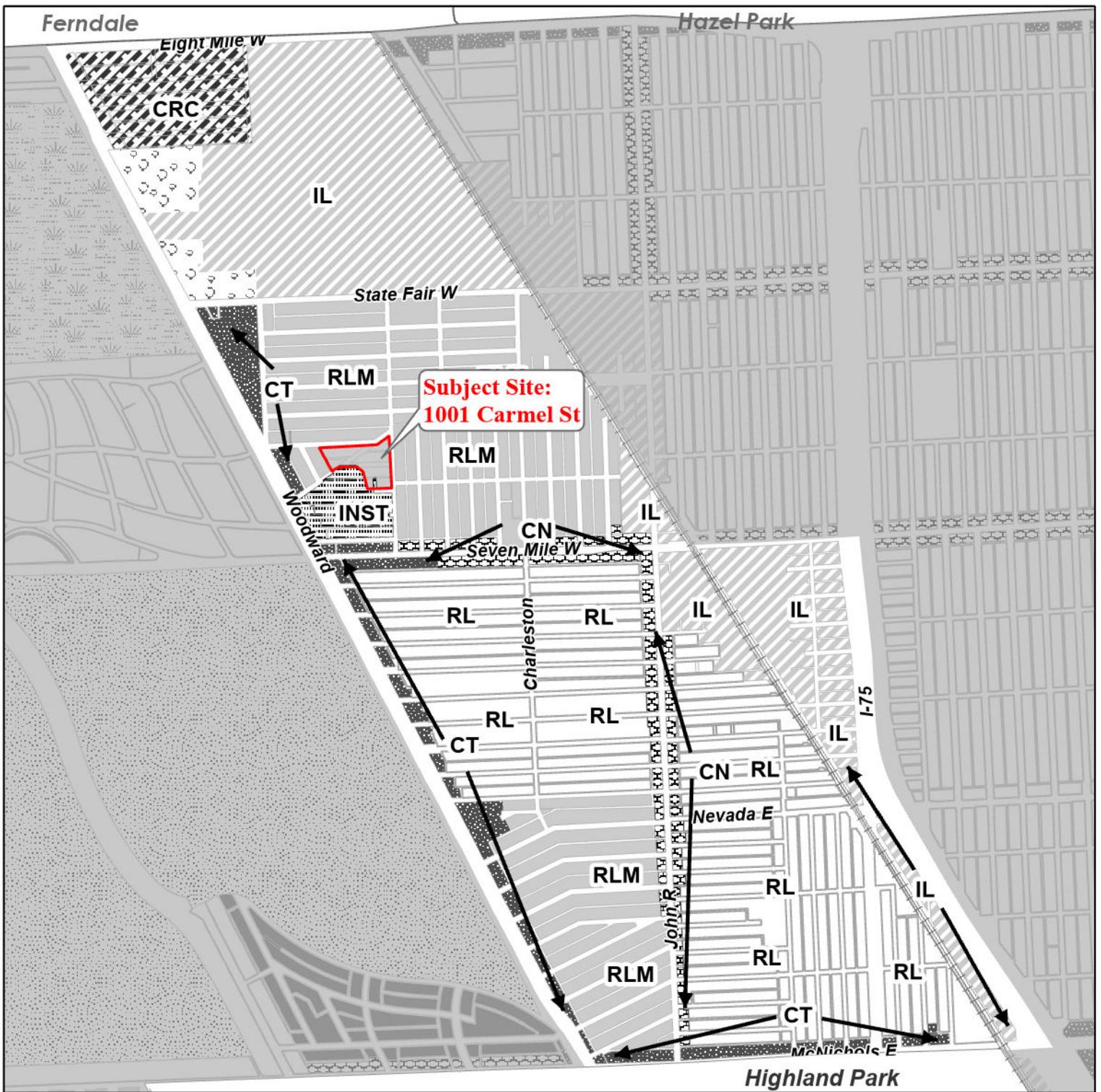
Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 1-6B, Neighborhood Cluster 1, State Fair

CC: Karen Gage
Antoine Bryant, Director



Map 1-6B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 1 State Fair



Future Land Use

- | | | |
|--|--|---------------------------|
| Low Density Residential (RL) | Thoroughfare Commercial (CT) | Mixed - Town Center (MTC) |
| Low / Medium Density Residential (RLM) | Special Commercial (CS) | Recreation (PRC) |
| Medium Density Residential (RM) | General Industrial (IG) | Regional Park (PR) |
| High Density Residential (RH) | Light Industrial (IL) | Private Marina (PRM) |
| Major Commercial (CM) | Distribution / Port Industrial (IDP) | Airport (AP) |
| Retail Center (CRC) | Mixed - Residential / Commercial (MRC) | Cemetery (CEM) |
| Neighborhood Commercial (CN) | Mixed - Residential / Industrial (MRI) | Institutional (INST) |

