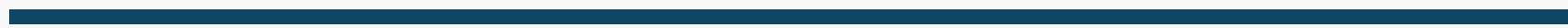


5807 *Toledo*

Proposed Rezoning

September 19th, 2024

Dolores Perales, City Planner



Background & Proposal

Request:

- Century Partners on behalf of 5807 Toledo LLC is requesting to rezone the parcel at 5807 Toledo Street from R2 (Two-Family Residential) to R3 (Low Density Residential).

History

- The subject site is a ten-unit multifamily dwelling built in 1923. This century-old structure was constructed before the implementation of Detroit's zoning code, which came into effect in 1940.
- When the zoning code was established, the property became a legal nonconforming use due to its location in an R2 zoning district, which allows multifamily units with no more than eight units on a conditional basis.

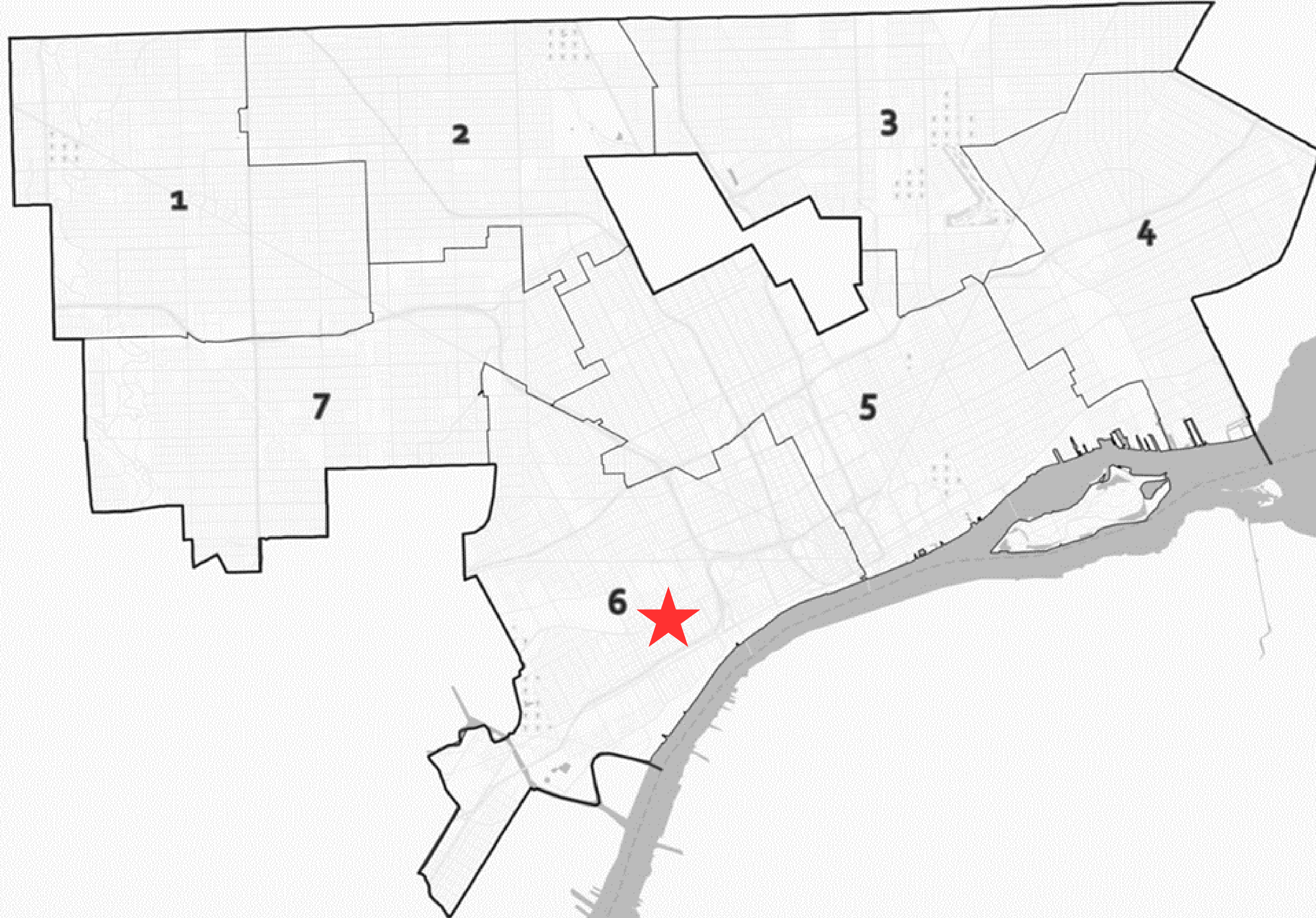
Reason for Request

- Although the building is considered a legal nonconforming use, the property owner faces difficulties with refinancing and insuring the building, prompting the request for rezoning

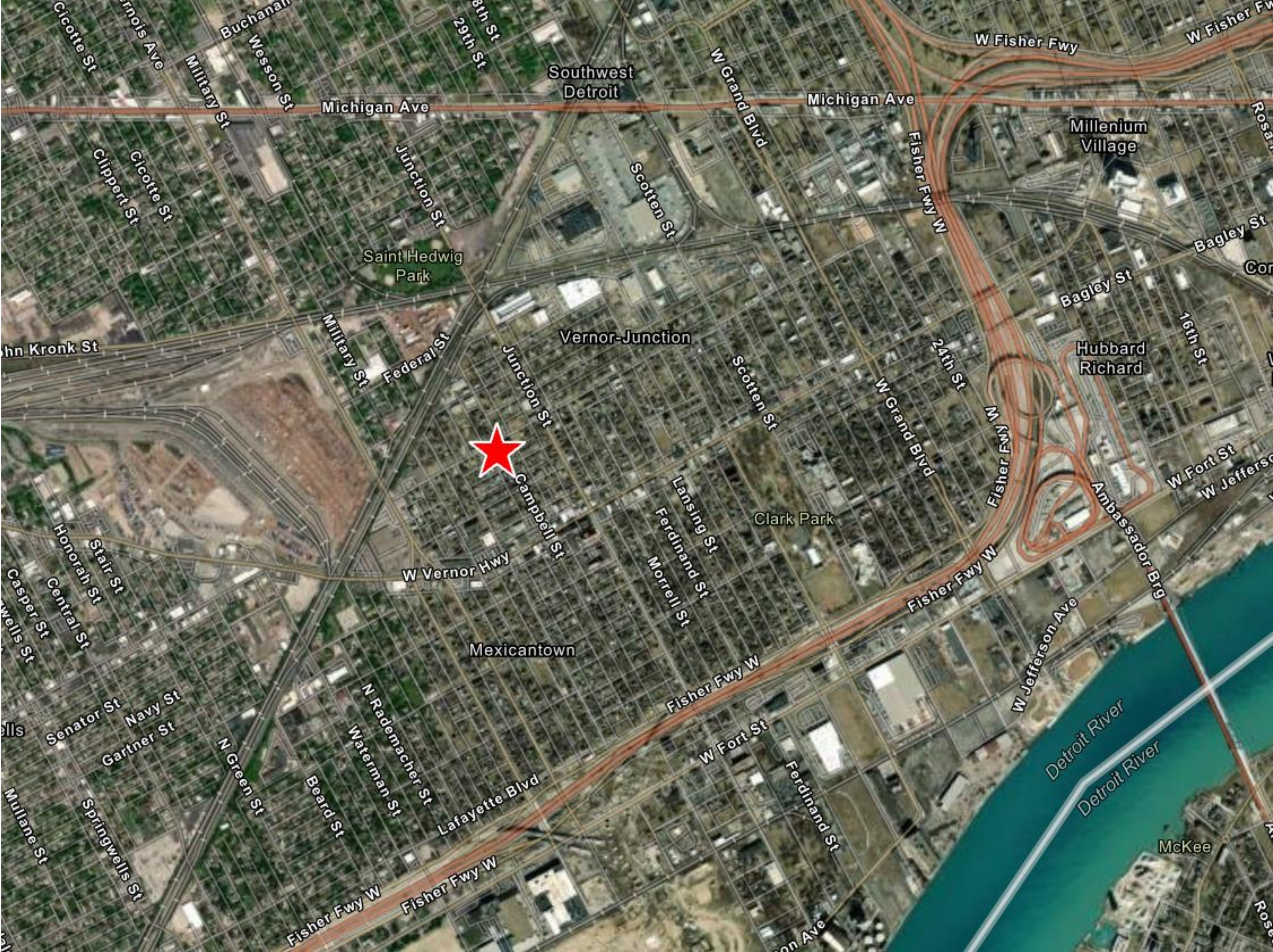


Location

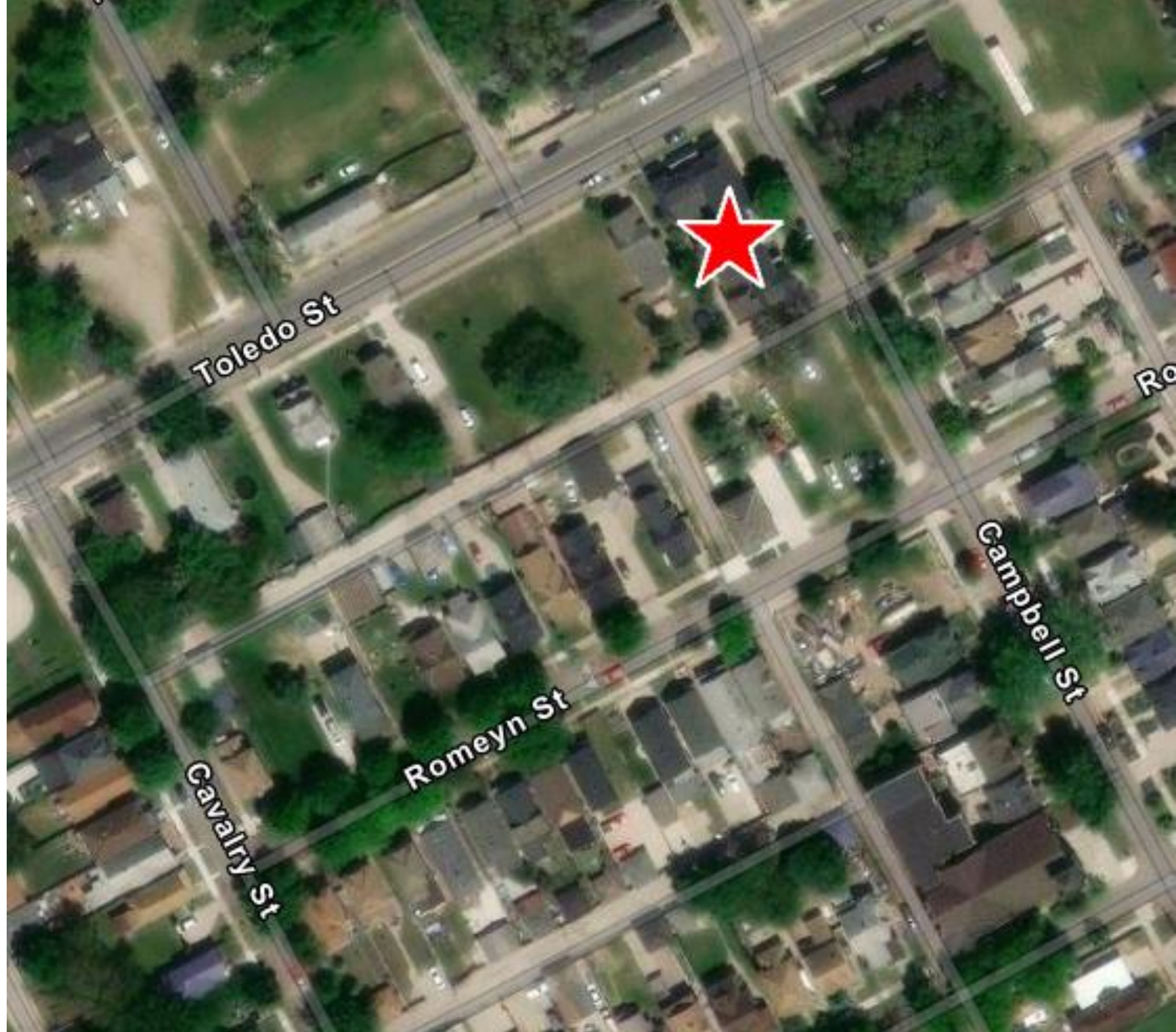
District 6



Location



Location





*Proposed
Rezoning Site*

SURROUNDING ZONING & LAND USES



North: R2 - appears to be vacant, developed as mixed use

East: R2 - developed with multi-family dwelling

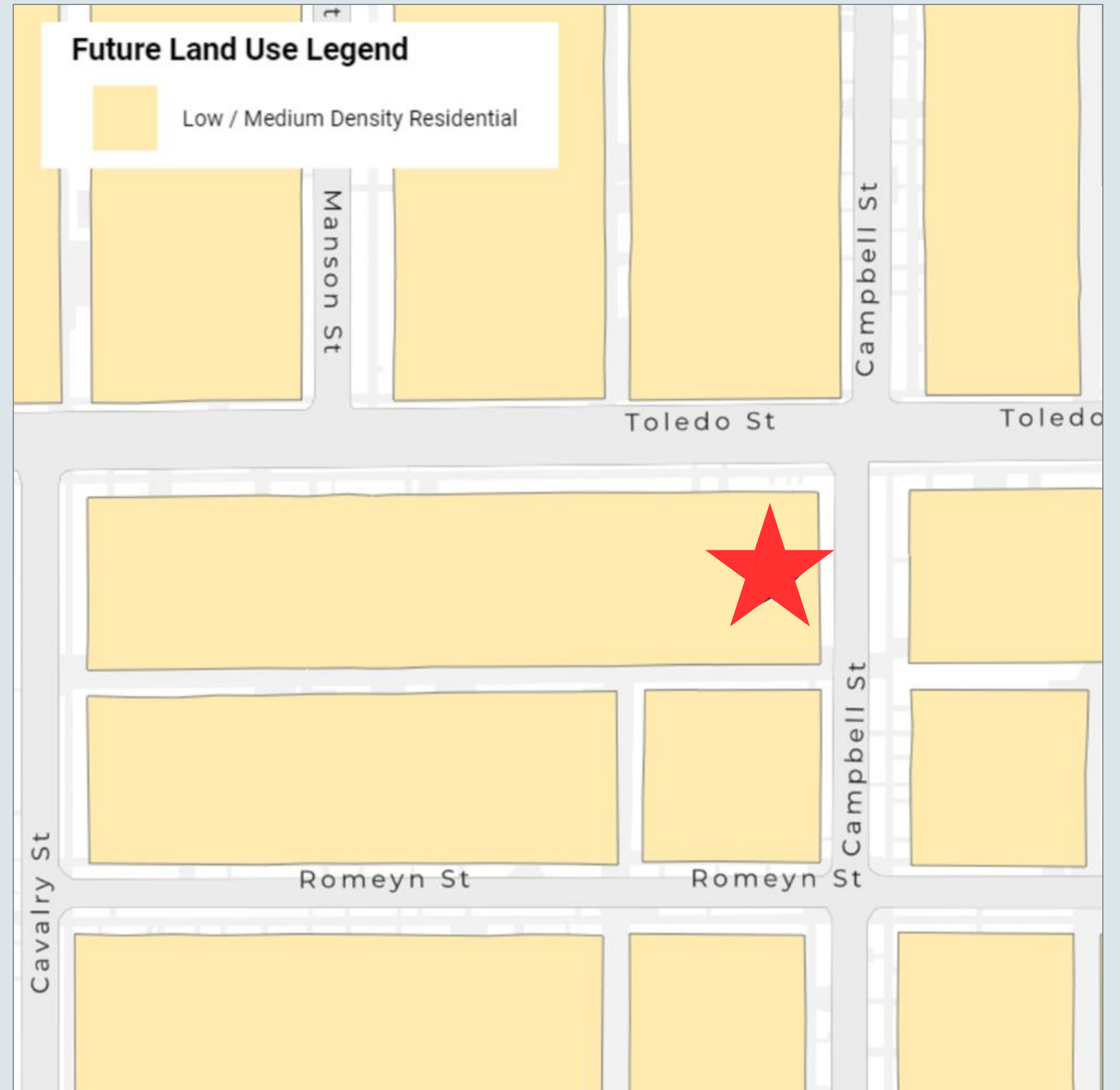
South: R2 - vacant land

West: R2 - developed as single-family homes



FUTURE LAND USE MAP

5807 Toledo is located in the Vernor-Junction neighborhood and is designated as Low / Medium Density Residential



Community Engagement



Outreach

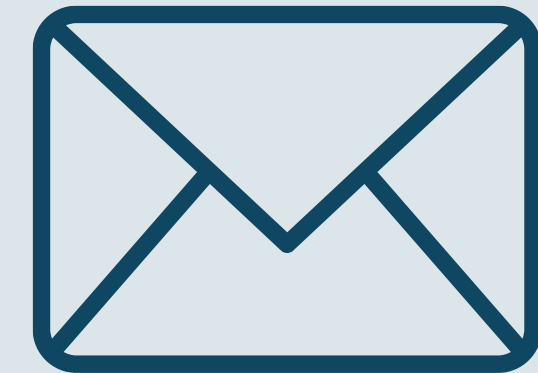
Engaged with residents on Toledo, Romeyn, Campbell, and Cavalry



Organization Touchbase

2 block clubs and 1 nonprofit were contacted by the petitioner regarding the rezoning

- Livernois 2 Clark Block Club
- Scotten-Vernor Block Club
- Congress of Communities



Letter of Support

1 letter of support has been received from Congress of Communities, a non profit organization, located 0.7 miles away from the site.



Contact Us

E-MAIL:

- cpc@detroitmi.gov

PHONE:

- (313) 224-6225

ADDRESS:

- 2 Woodward Ave, Suite 208

WEB:

- www.detroitmi.gov/government/commissions/city-planning-commission
- 

5807 Toledo

September Rezoning Proposal

Century Partners



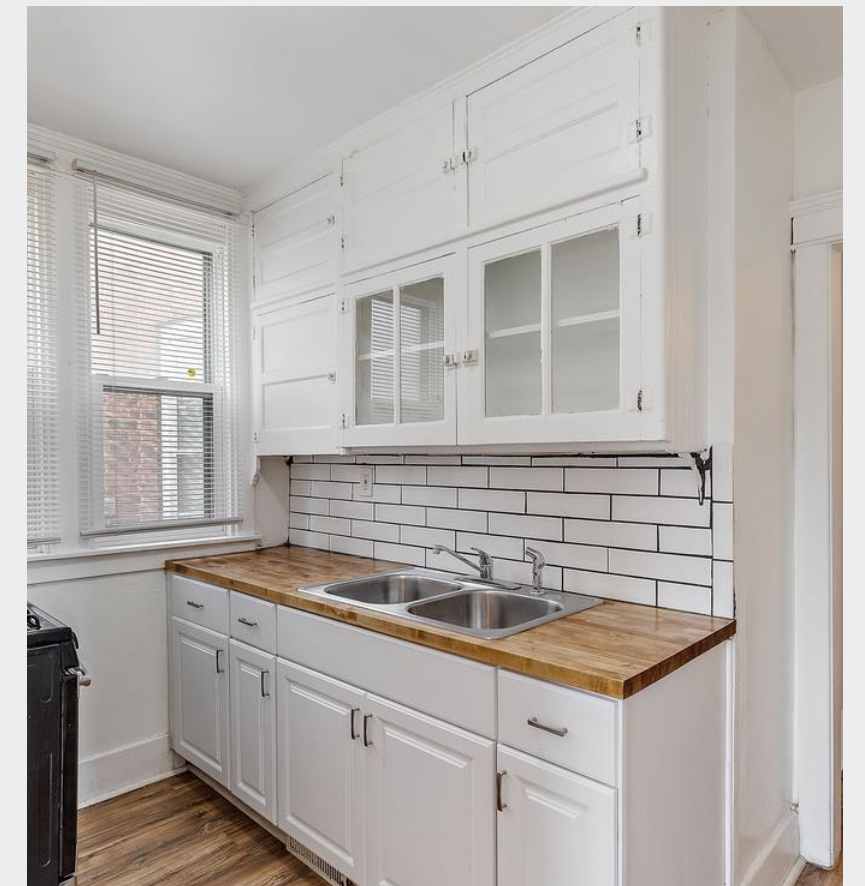
Request for Rezoning Summary

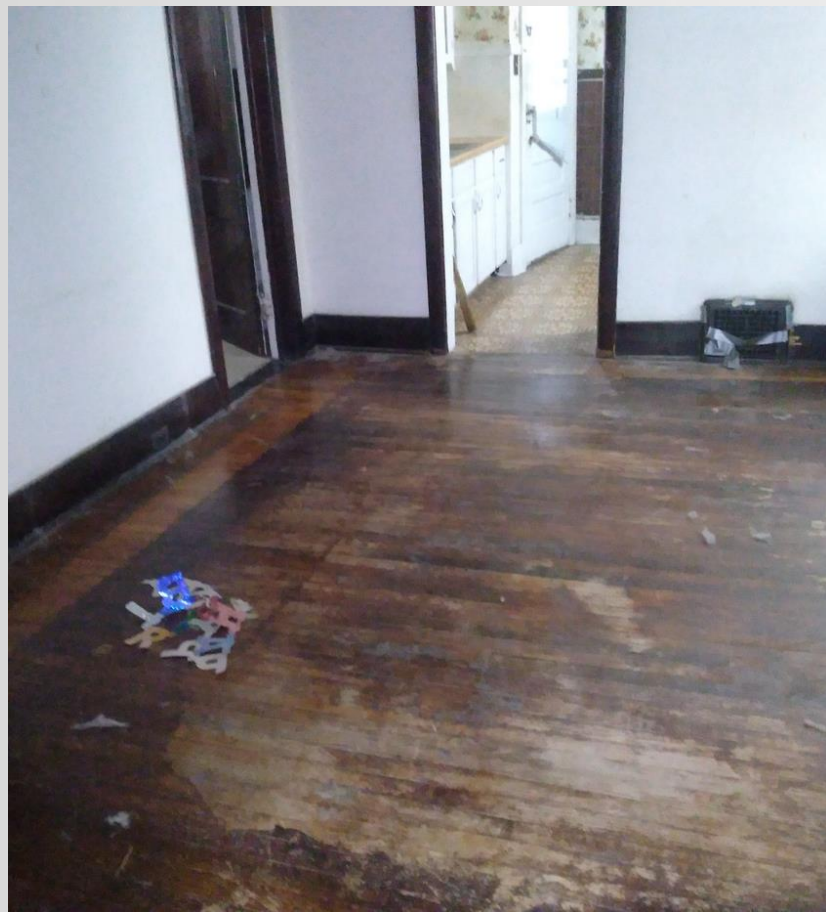
- Requesting to upzone property from R2 to R3, the very next class up
- Ownership was informed that in the event of a catastrophe only 8 of 10 units would be rebuilt
- For financing purposes, because of the non-conformance, the capability to receive higher-quality financing vastly decreases
- This decreases the ability to provide more renovations to tenants.



Ownership & Renovations

- The owners have owned 5807 Toledo since January of 2020
- Since 2020, ownership has put approximately \$160,000 towards the building for renovations and maintenance including:
 - Repainting the exterior of the building
 - Installing AC units for all 10 residential units
 - Renovating and repairing balconies





Unit Mix and Rental Affordability

- The building features 10 total units with the following breakdown and affordability levels:
- 2 Bedrooms/1 Bath: **8 Units**
 - **\$700 - \$1140**
 - **35-55% AMI**
- 3 Bedrooms/1 Bath: **2 Units**
 - **\$1240 - \$1275**
 - **45-55% AMI**



Community Engagement

Community Organizations

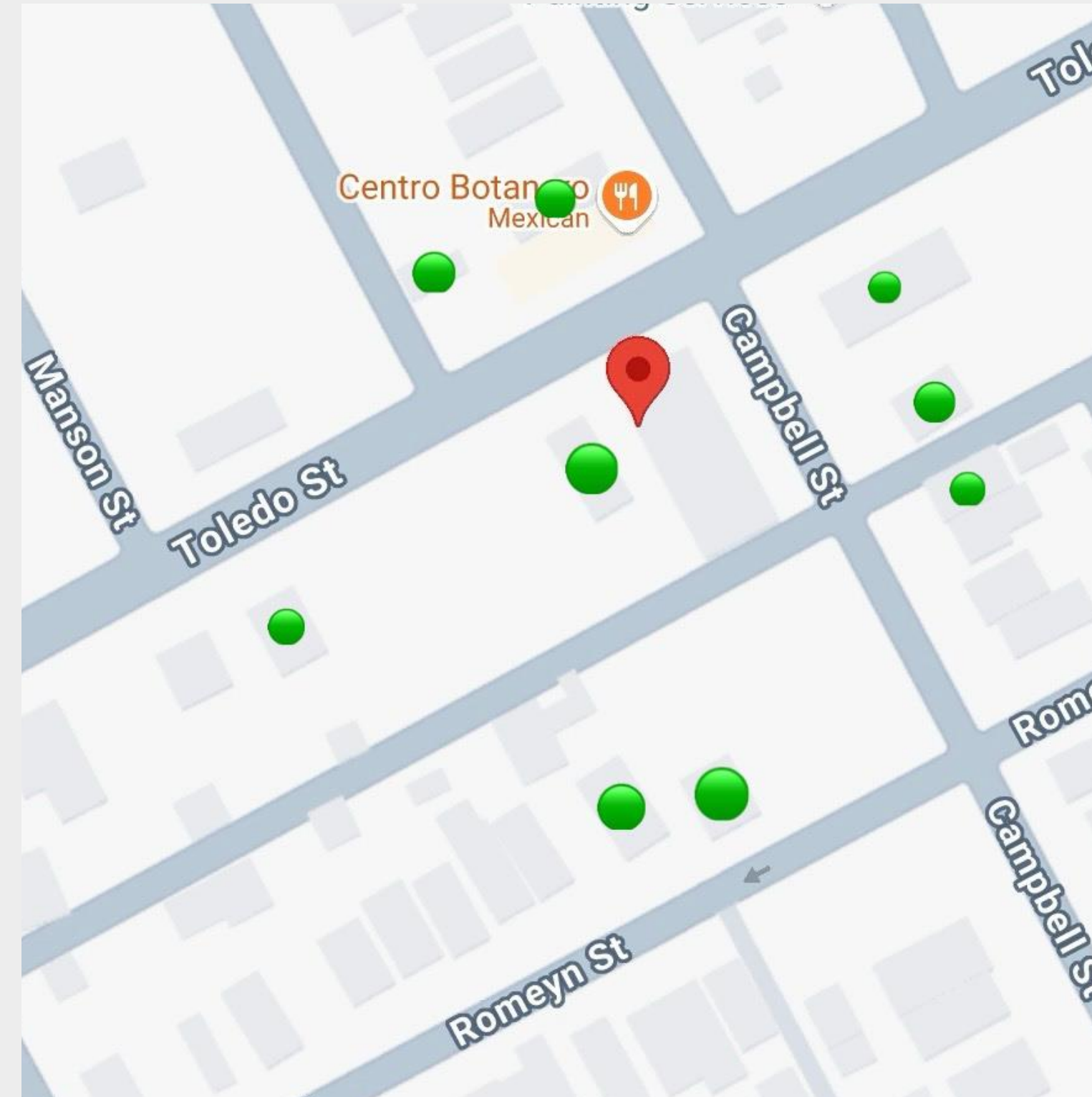
1. Congress of Communities
2. Livernois 2 Clark Block Club
3. Scotten-Vernor Block Club

Neighborhood Outreach

- Support request letters delivered and mailed to surrounding properties

Tenant Outreach

- Attempted to reach tenants directly by door knocking to alert about rezoning effort
- Posting of public hearing notice on multiple areas of the buildings exterior
- Alert building tenants through email and text about the upcoming public hearing



Thank You!