

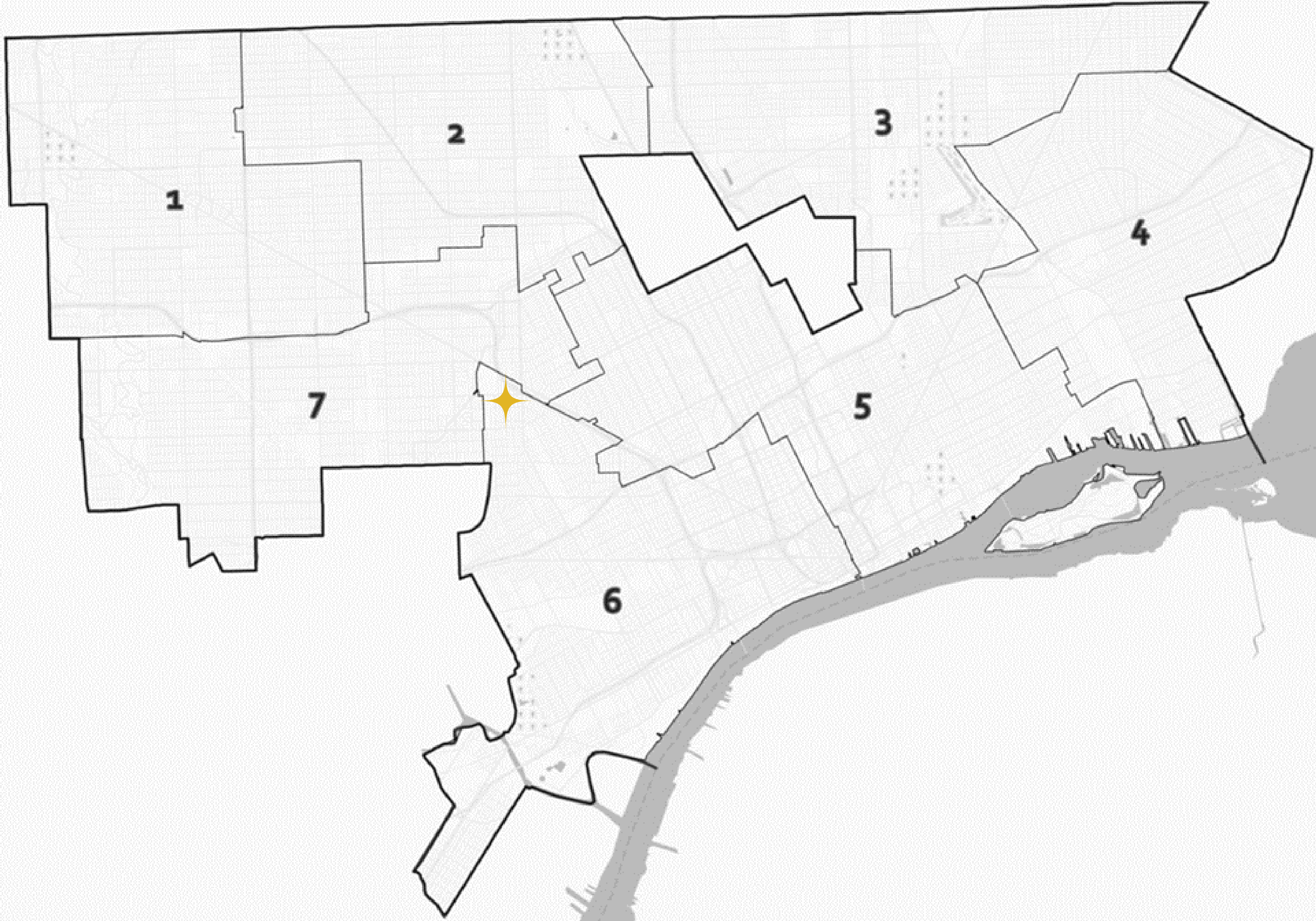
# Merit Park Proposed Rezoning

September 19th, 2024

Dolores Perales, City Planner

# Background & Proposal

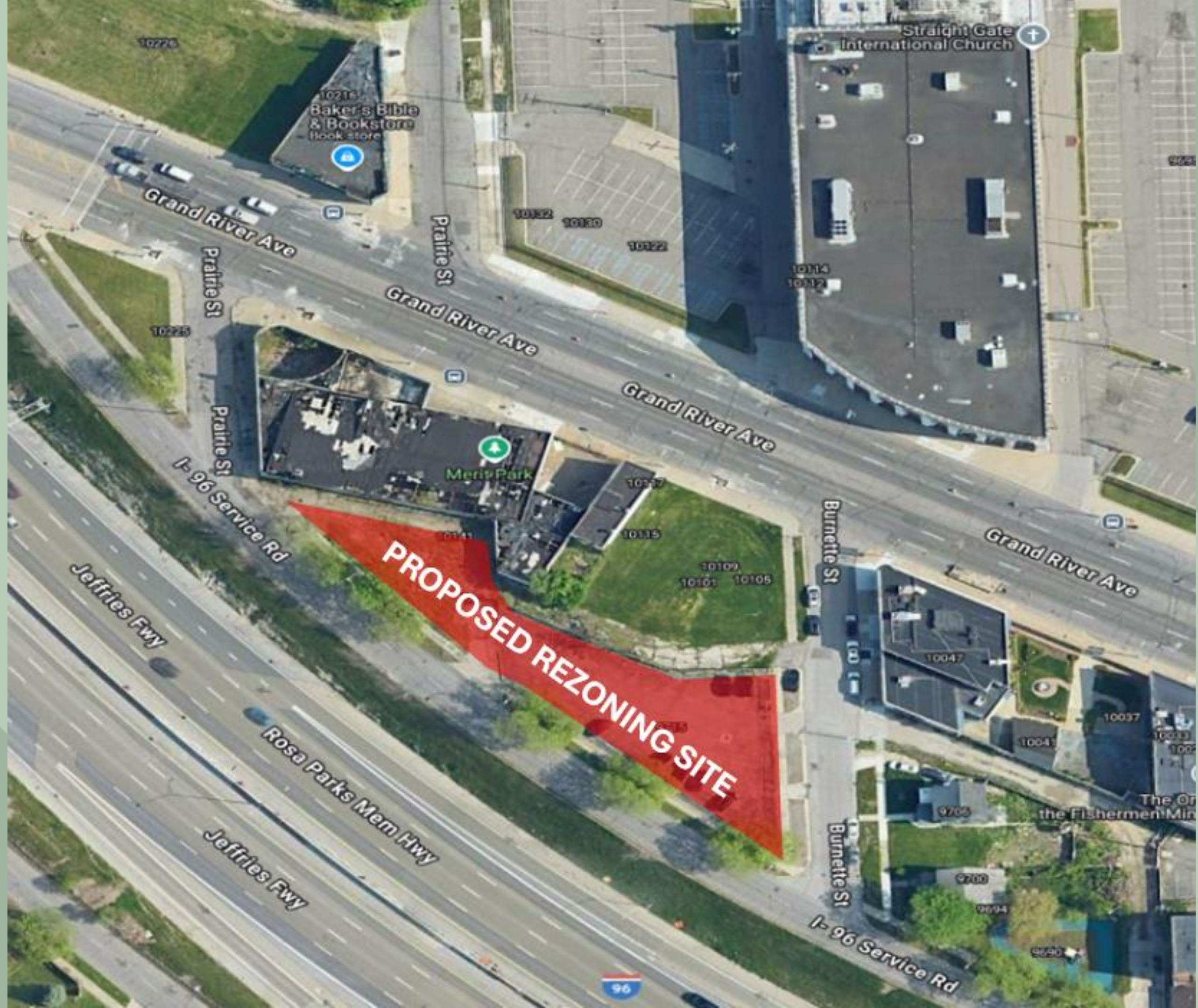
- Request of Friends of Merit, LLC to rezone the parcels at 9715 Burnette St. and 10141 W. Grand River Ave. from R1 (Single-Family Residential) and B2 (Local Business and Residential) to B4 (General Business).
- Friends of Merit have petitioned to rezone these parcels to be able to develop a non-profit indoor & outdoor recreational facility. The current R1 & B2 zoning does not allow for these facility types.
- The proposed development consists of additional adjacent parcels that do not require rezoning.



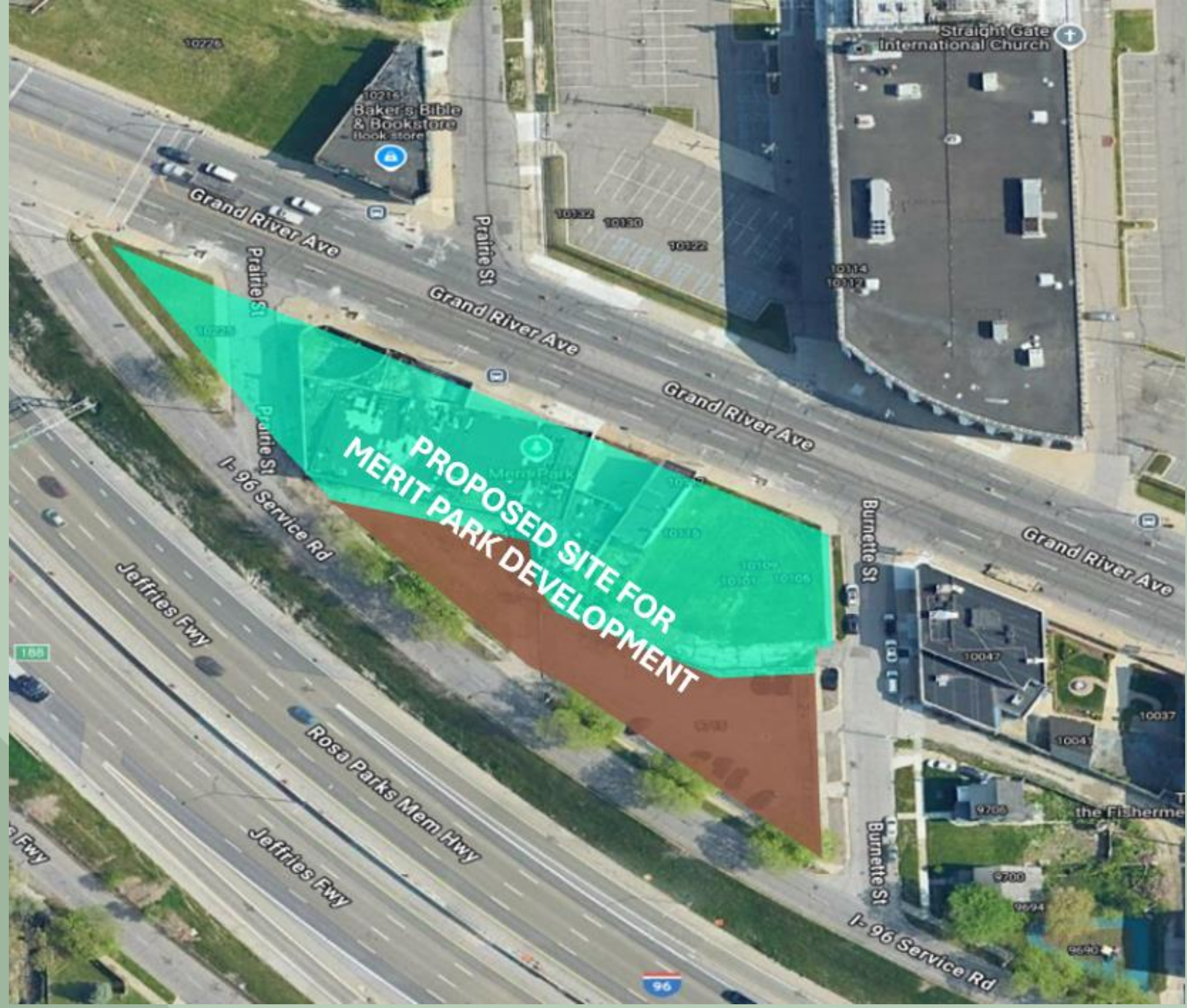
# Location

District 6

# Location



# Location



# Proposed Rezoning Site



# Proposed Rezoning Site



# Public Hearing

- Public Hearing was held on September 5th, 2024 and was recessed to September 19th, 2024
- Public comments were made in support of the potential rezoning highlighting the impacts Give Merit has had on the community, the support for youth orientated spaces, and community recreation.
- One public comment was in opposition detailing concerns around parking, security, and traffic.



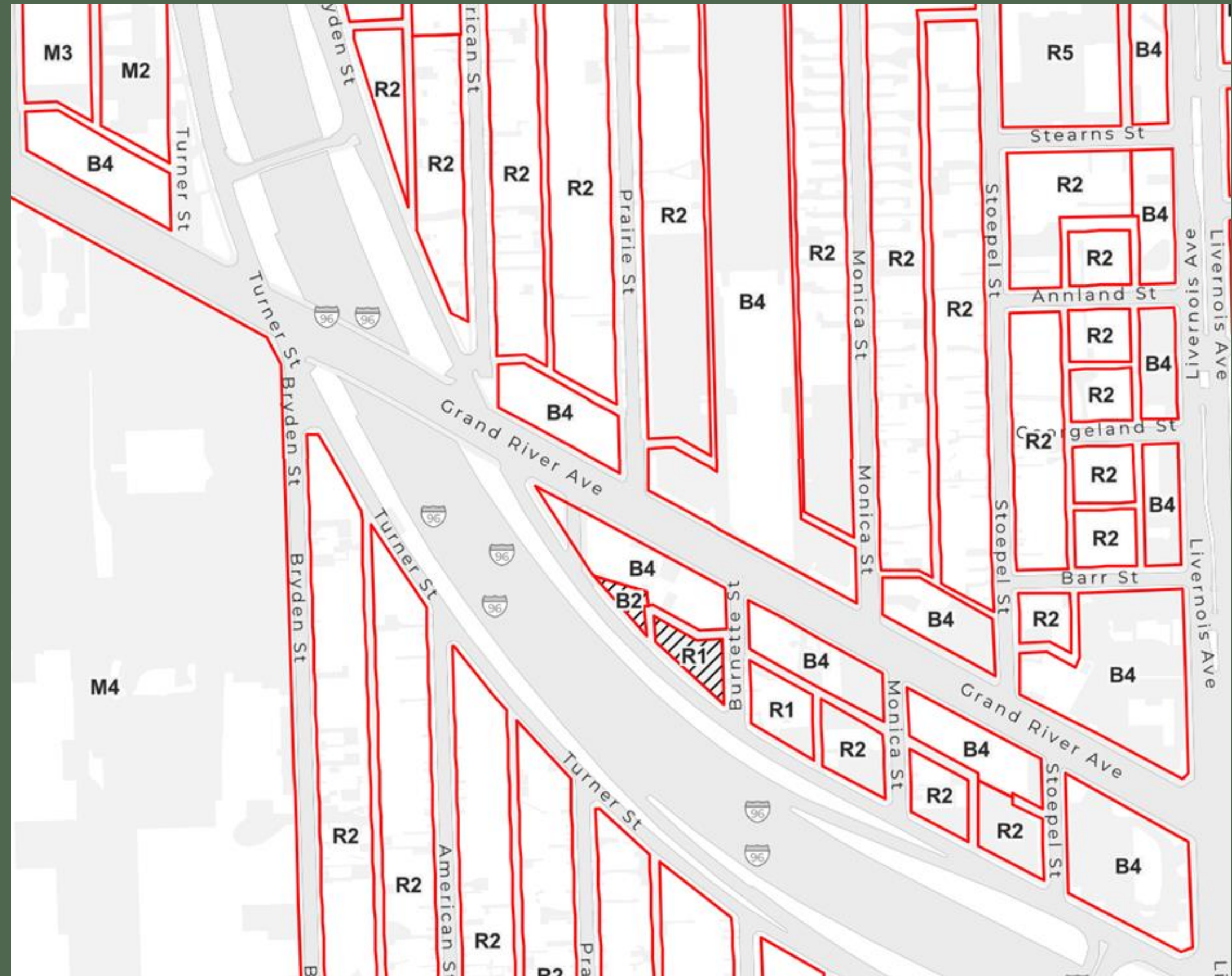
# SURROUNDING ZONING & LAND USES

North B4 – vacant

East R1 – single-family residential

South Not Zoned – I-96 Expressway

West Not Zoned – I-96 Expressway



# FUTURE LAND USE MAP

Merit Park is located in the Winterhalter neighborhood and is designated as Thoroughfare Commercial (CT).

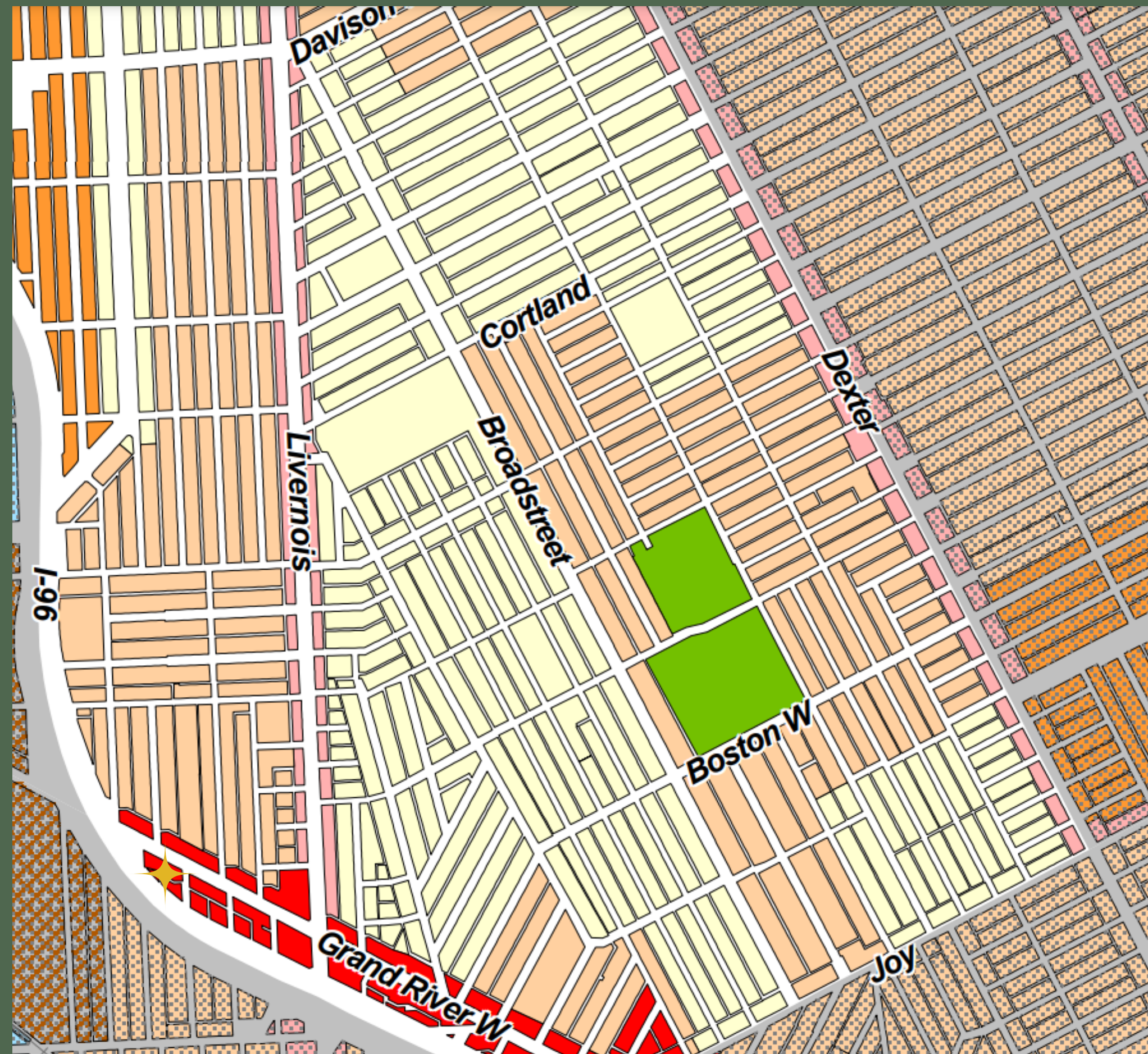
**Map 6-4B**  
**City of Detroit**  
**Master Plan of**  
**Policies**

**Neighborhood Cluster 6**  
**Winterhalter**



**Future Land Use -**

|                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |



# FUTURE LAND USE MAP

## MASTER PLAN INTERPRETATION

PDD found that the proposed rezoning is **consistent** with the areas future land use designation.

*Thoroughfare Commercial areas are “located along the major automobile thoroughfares of the City. The retail uses along these thoroughfares are generally oriented toward the passing automobile traffic. High traffic generating uses are generally permitted provided that they are properly buffered from residential and other uses that may be negatively impacted.”*



# Community Engagement

## Planning and Brainstorming

Give Merit partnered with Renaissance of Hope and Straight Gate Church on a master planning exercise to further engage the community. In collaboration with the Gensler architecture firm, 48207 students had the opportunity to express their ideas to Gensler to help create visuals of their ideas.

## Surveying

Youth and adults within the surrounding community were surveyed to help gauge ideas for the project. Surveys explored residents' perceptions of the neighborhood, their level of community involvement, extracurricular interests, and their aspirations for the proposed park

## Merit Park Neighborhood Council (MPNC)

MPNC is a community-centered advisory board, providing valuable input on park decisions, programming, and partnerships. Once Merit Park opens, the MPNC will continue to play a vital role in facilitating community-driven programming. The MPNC consists of both youth and adults from the community.

## Groundbreaking

Give Merit hosted a groundbreaking event for Merit Park in May 2024. Since the groundbreaking Give Merit has also continued to door knock within the affected footprint and provide door hangers with more information on the Merit Park project.

# Letters of Support

- As of 9/19/2024 a total of **38** Letters of Support have been received by City Planning Commission Staff.
- 17 letters stated they were members of Straight Gate International Church
- Several letters have expressed strong support
- Letters indicated support for:
  - Community investment
  - Youth assets
  - Family based activities
  - Neighborhood beautification
- No Letters of Opposition have been received at this time.

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