

City of Detroit

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NOTICE OF PUBLIC HEARING (In the Community)

A public hearing will be held by the Detroit City Planning Commission on the 2nd Floor of the Denise Wellons-Glover Welcome Center at the Wayne County Community College District, Northwest Campus located at 8200 W. Outer Dr., Detroit, Michigan 48219 at the date and time listed below. Both in-person and virtual attendance are options to participate. Pursuant to public health guidelines and limited room capacity, if anyone has cold, flu, COVID symptoms or other contagious condition, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link found toward the end of this notice.

THURSDAY, APRIL 3, 2025 AT 5:15 PM

The hearing is being held to consider the City Planning Commission's proposed rezoning of eleven locations on Zoning District Map No. 71 in far northwest Detroit, City Council District 1, Master Plan Cluster 8, Redford Subsector. All eleven sites are currently zoned in the PD (Planned Development District) zoning classification.

Nine of the eleven sites (identified below) had been zoned in the R1 (Single-Family Residential District) zoning classification until 1957 through 1963 when they were rezoned to allow for Multiple Residential (RMA) development and then in 1968 were all re-classified as Planned Developments in the PD District zoning classification. These nine sites are proposed to be rezoned because the PD District currently requires an approved development plan and site plan and review by City Council—provisions that were not required between 1957 and 1963—and because other zoning district classifications can adequately regulate these already-developed sites.

1. Three lots on the north side of West Seven Mile between Woodbine and Lenore, commonly known as **24224, 24270, and 24290 West Seven Mile** [Originally rezoned in 1957 per Ord. No. 260-F]. These lots are proposed to be rezoned from **PD to R3** and are classified in the Master Plan's future general land use maps as Low Density Residential (RL).
2. Two through lots north of West Seven Mile between Shiawassee and Appleton, commonly known as **19130 and 19220 Appleton** [Originally rezoned in 1961 per Ord. No. 633-F]. These lots are proposed to be rezoned from **PD to R3** and are classified in the Master Plan's future general land use maps as Low-Medium Density Residential (RLM).
3. One lot south of West Seven Mile on the east side of Fenton, commonly known as **19000 Fenton** [Originally rezoned in 1962 per Ord. No. 657-F]. This lot is proposed to be rezoned from **PD to R3** and is classified in the Master Plan's future general land use maps as Low Density Residential (RL).

4. One lot, containing two buildings on the west side of Shiawassee between West Seven Mile and Verdun, commonly known as **19301 Shiawassee** and one lot on the west side of Woodbine between West Seven Mile and Frisbee, commonly known as **19225 Woodbine** [Originally rezoned in 1962 per Ord. No. 727-F]. These two non-contiguous lots are proposed to be rezoned from **PD to R3** and are classified in the Master Plan's future general land use maps as Low Density Residential (RL).
5. Two lots on the west side of Berg Road between West Seven Mile and Cambridge, commonly known as **19143 and 19173 Berg** [Originally rezoned in 1962 per Ord. No. 738-F]. These lots are proposed to be rezoned from **PD to R3** and are classified in the Master Plan's future general land use maps as Low-Medium Density Residential (RLM).
6. Eight lots north of West Seven Mile between Lenore and Grandview, commonly known as **19141, 19160, and 19191 Winston and 19120, 19140, and 19180 Grandview, and 24620 West Seven Mile, and 19185 Lenore** [Originally rezoned in 1963 per Ord. No. 762-F]. These lots are proposed to be rezoned from **PD to R3** and are classified in the Master Plan's future general land use maps as Low Density Residential (RL) except for the Seven Mile frontage as Neighborhood Commercial (CN).
7. One lot at the northeast corner of Telegraph and Frisbee, commonly known as **19800 Telegraph** [Originally rezoned in 1963 per Ord. No. 764-F]. This lot is proposed to be rezoned from **PD to R3** and are classified in the Master Plan's future general land use maps as Low Density Residential (RL).
8. Two lots on the north side of Shiawassee between Fenton and Grandview, commonly known as **24540 and 24570 Shiawassee** [Originally rezoned in 1963 per Ord. No. 795-F]. These lots are proposed to be rezoned from **PD to R5** and are classified in the Master Plan's future general land use maps as Thoroughfare Commercial (CT).
9. One lot on the west side of Shiawassee between West Seven Mile and Verdun, commonly known as **19255 Shiawassee** [Originally rezoned in 1963 per Ord. No. 810-F]. This lot is proposed to be rezoned from **PD to R3** and is classified in the Master Plan's future general land use maps as Low-Medium Density Residential (RLM).

Two of the eleven sites also had been zoned in the R1 (Single-Family Residential District) zoning classification until they were rezoned to PD for specific development projects. Neither of those projects (identified below) was realized and the Zoning Ordinance specifies that abandoned/lapsed PDs be rezoned to their original classification or to a different, appropriate zoning classification:

10. Eighty-one lots between West Seven Mile and Frisbee: 31 of the 81 on the east side of Woodbine, commonly known as **19254 through 19534 Woodbine** (even); 29 of the 81 on the west side of Woodbine, commonly known as **19261 through 19511 Woodbine** (odd); and 21 of the 81 on the east side of Lenore, commonly known as **19280 through 19514 Lenore** (even). These lots were planned for redevelopment as a big-box retail store (The Home Depot) per Ord. No. 40-04 in 2004—a development that was never realized. These lots are proposed to be rezoned from **PD to R2** and are classified in the Master Plan's future general land use maps as Retail Center (CRC).
11. One lot covering approximately nine acres of the former Bonnie Brook golf course on the east side of Telegraph between Frisbee and West Eight Mile, commonly known as **20400 Telegraph**. This land was planned for redevelopment as an extended-stay hotel per Ord. No. 07-09 in 2009—a development that was never realized. This land is proposed to be rezoned

from **PD to R1** and is classified in the Master Plan's future general land use maps as Recreation (PRC).

The pertinent zoning district classifications are described as follows:

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.

R1—SINGLE-FAMILY RESIDENTIAL DISTRICT

The R1 Single-Family Residential District is designed to protect and preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Additional residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be permitted on a conditional basis.

R2—TWO-FAMILY RESIDENTIAL DISTRICT

The R2 Two-Family Residential District is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

R3—LOW-DENSITY RESIDENTIAL DISTRICT

The R3 Low Density Residential District is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

R5—MEDIUM-DENSITY RESIDENTIAL DISTRICT

This R5 Medium Density Residential District is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance map amendment is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting.

If you desire to speak and are attending the meeting online, press the “raise your hand” icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at 313-224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options:

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

Or iPhone one-tap:

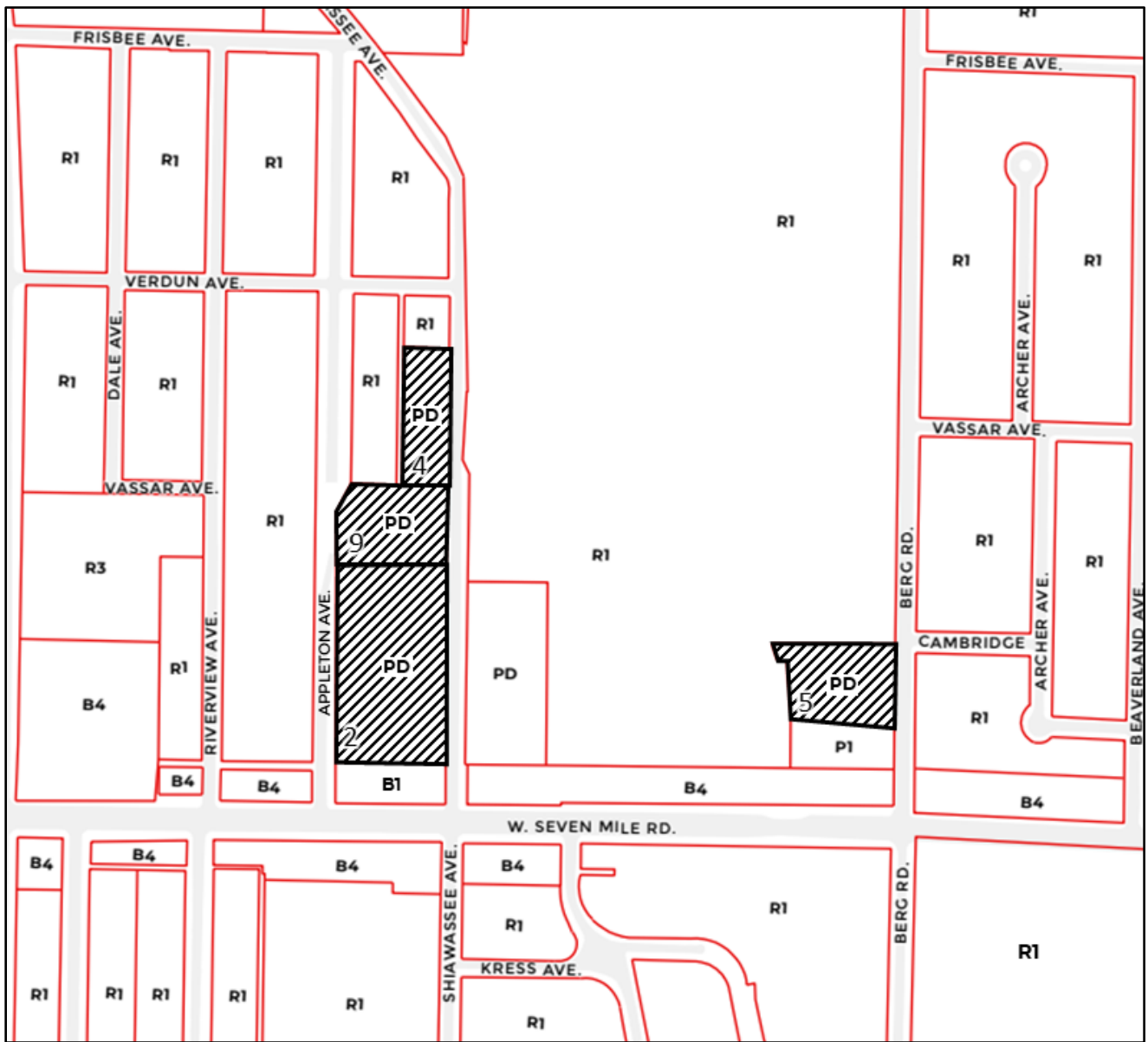
US: +12678310333,96355593579# or +13017158592,,96355593579#

Or by Telephone:

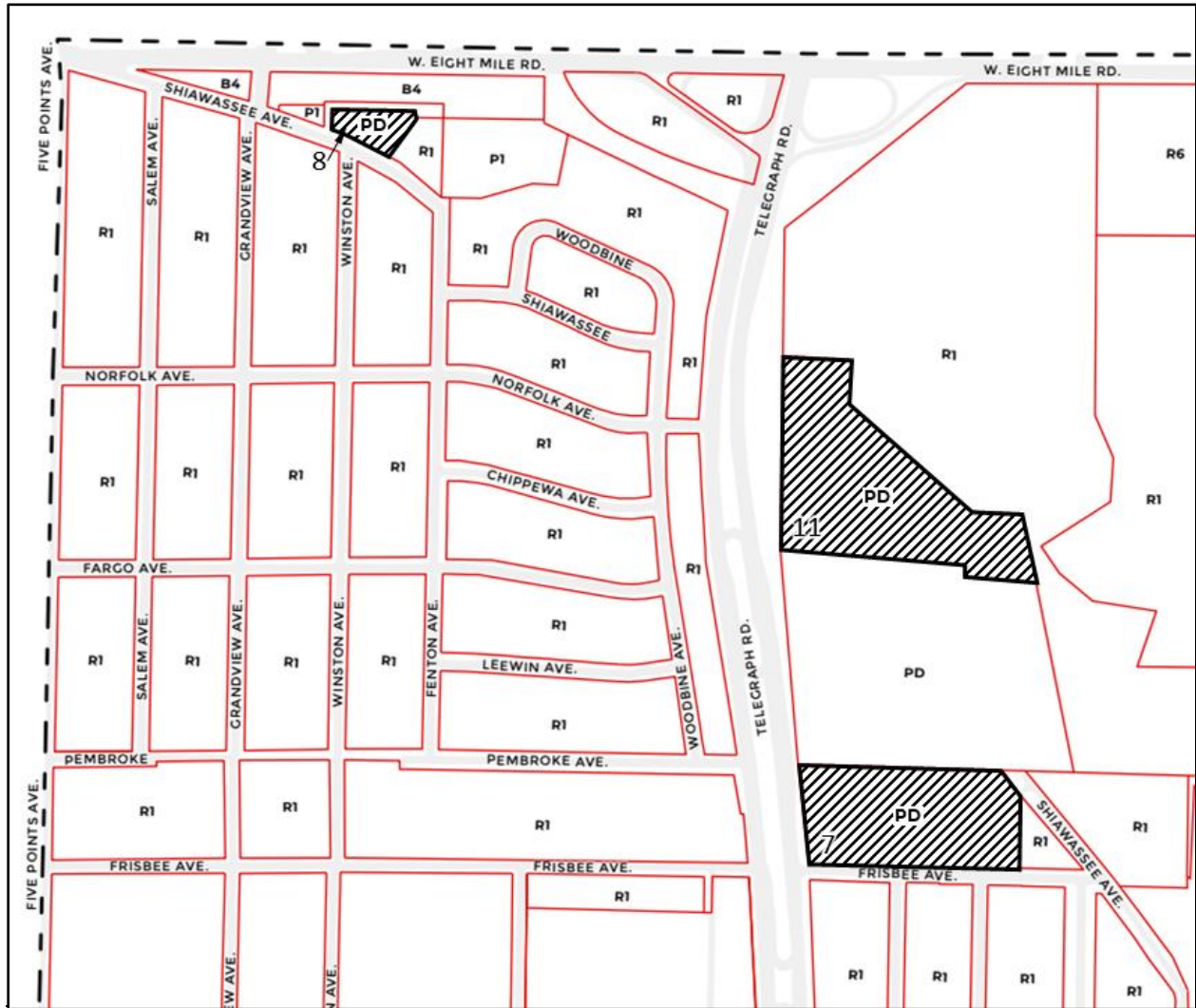
Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579

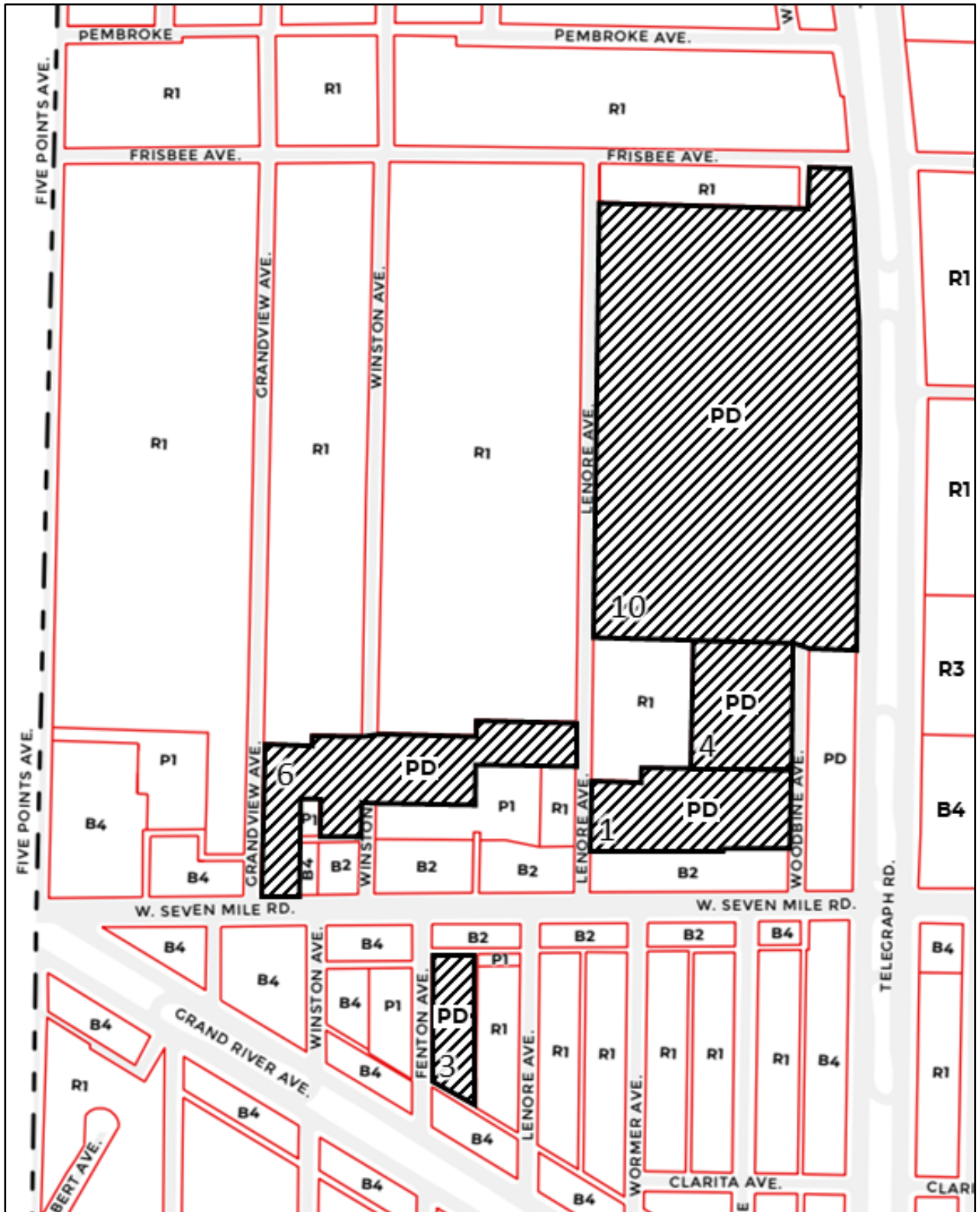
CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>



**The hatched areas are proposed to be rezoned.
The numbers correspond to the descriptions on pages 1-2.**



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