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TO: City Planning Commission

FROM: Timarie Szwed, Staff

RE: **The request of Tina Castleberry to rezone the property at 4213 and 4225 West Davison Street from an R3 (Low Density Residential) zoning classification to a B2 (Local Business and Residential) zoning classification**

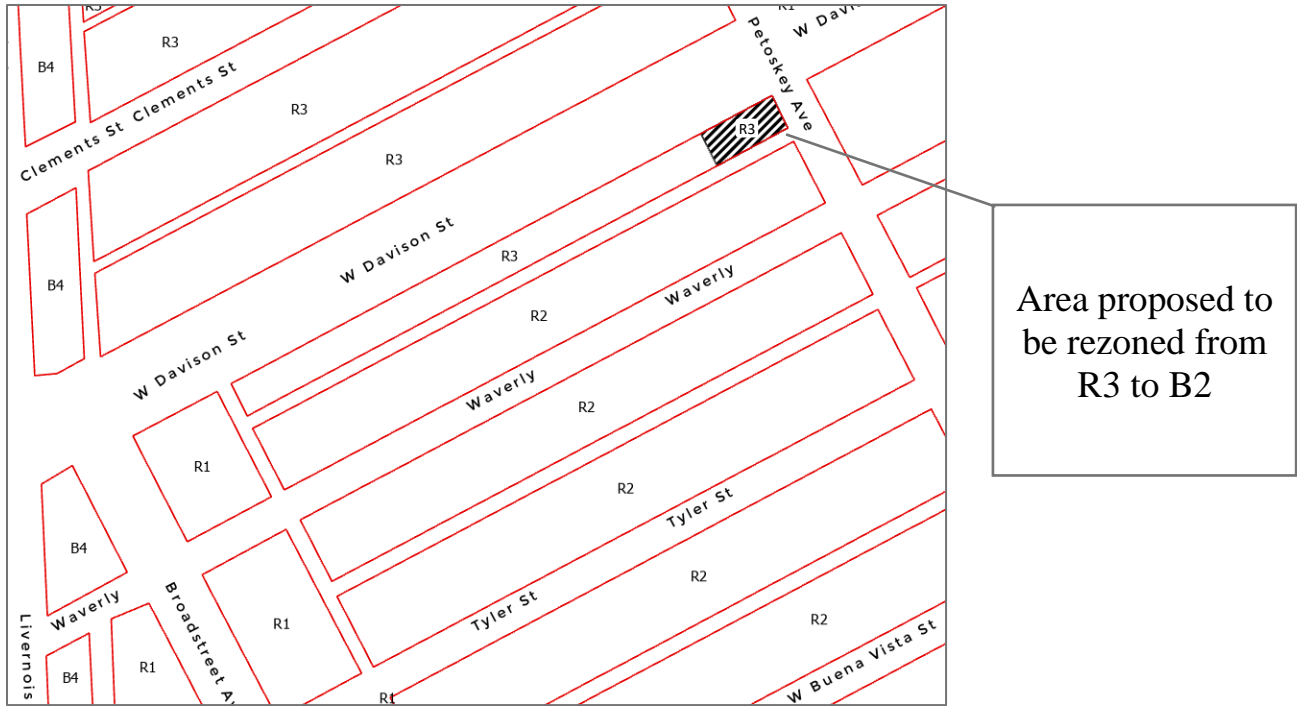
DATE: March 5, 2025

On March 6, 2025, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of Tina Castleberry to amend Article XVII, Section 50-17-60, District Map No. 58 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to a B2 (Local Business and Residential) zoning classification where a R3 (Low Density Residential) zoning classification is currently shown at 4213 and 4225 West Davison Street, generally bounded by West Davison Street to the north, Petoskey Avenue to the east, Waverly Avenue to the south, and Broadstreet Avenue to the west.

The proposed map amendment is being requested to permit the legal operation of the existing seasonal outdoor garden center which utilizes an existing single-family residential structure undergoing renovations and the adjacent lot to the east, located at 4213 and 4225 W. Davison St. respectively. The existing R3 zoning classification does not allow for commercial use.

BACKGROUND AND REQUEST

The subject properties are generally located on the south side of W. Davison St., west of Petoskey Ave., north of Waverly Ave., and east of Broadstreet Ave. The location of the proposed rezoning is indicated as the hatched area of the zoning map below:



The subject property at 4213 W. Davison has an existing improved single-family structure, which is currently undergoing renovations for commercial use and programing related to the garden center, while the majority of the center’s inventory is housed on the adjacent lot located at 4225 W. Davison. In addition to the commercial uses listed in the application the properties are used for weekly food distribution by a local organization. The petitioner is not associated with the food distribution organization.

The subject parcels were acquired by the petitioner from the Detroit Land Bank Authority (DLBA) in 2022, prior to receiving grant funding through the City of Detroit’s Motor City Match program. The petitioner received \$60,000 through the Motor City Match grant to fund the 2nd location of their seasonal outdoor garden center, to be located on the subject parcels. The petitioner was, at the time of purchase from the DLBA, given a list of requirements to meet prior to opening the garden center’s operations. The petitioner subsequently opened the garden center, prior to meeting all of the required tasks set forth in the attached DLBA agreement.

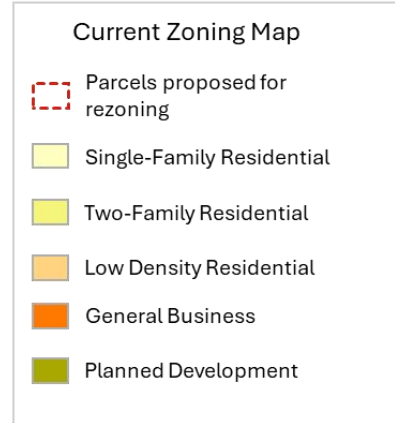
The petitioner has worked with various city departments in an attempt to meet compliance with all city codes and regulations over the past four years. The garden center remained in operation during this time period, though not in compliance with Chapter 50 of the 2019 Detroit City Code, *Zoning*. The petitioner has applied for the subject rezoning in order to come into compliance.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject property are as follows:

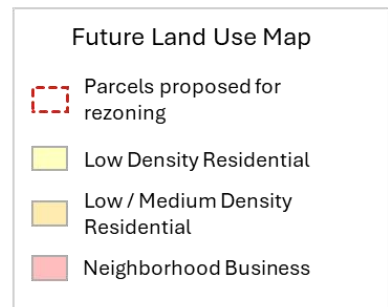
- North: R3 – developed with single- and multi-family residential
- East: PD – developed with a religious use
- South: R2 – developed with multi-family and two-family residential
- West: R3 – undeveloped



As shown on the above zoning map, most parcels in the subject area are zoned residential, varying between R1, R2, and R3. Some parcels to the west along Livernois are zoned B4 (General Business), and the property immediately to the east is zoned PD (Planned Development).

Master Plan Consistency

The current Master Plan Future Land Use Map (FLU Map) shows the subject site as Low/Medium Residential (RLM) as indicated on the map below. P&DD will provide a Master Plan Interpretation for the subject sites proposed rezoning, prior to CPC staff making a recommendation regarding this petition for rezoning.



COMMUNITY ENGAGEMENT AND INPUT

The petitioner attended meetings to engage with the community. They also presented at a District 7 Department of Neighborhoods monthly meeting. At both meetings the garden center was well received, according to staff from other city departments and the petitioner. In addition to the community engagement by the petitioner, Department of Neighborhoods staff went door to door to engage with neighbors.

CPC staff has received one letter of support. The owner of the adjacent properties to the south of the proposed rezoning has sent various communications to CPC staff, in addition to meeting with staff in person and over the telephone. The party concerned is currently renovating the adjacent multi-family structure for rental purposes. Their concerns are surrounding parking and access to the alley that separates the subject property of this rezoning from their own. Communications and images sent by the concerned property owner are attached to this report.

Staff will provide a additional information during the public hearing and present a recommendation at a future meeting.

Attachments: Public hearing notice
Application for zoning change
Purchase agreement
Communications from adjacent property owner
Letter of support
Site plan
Site plan with Design Review comments
Parcel Revision Application
BSEED Correction Order