

City of Detroit

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TO: City Planning Commission

FROM: Kimani Jeffrey, City Planner

RE: Request of co-petitioners Leandra King and Herman Stacy in conjunction with the City Planning Commission to amend Article XVII, Section 50-17-10, District Map No. 9 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development, Small-scale, Mixed-use) zoning classification where the R2 (Two-Family Residential District), R5 (Medium Density Residential District) and R6 (High Density Residential District) zoning classifications are shown for properties commonly known as 11534 Woodrow Wilson Avenue, also 1534, 1540, 1550, 1636 Lawrence Street, and 1551, 1537 Burlingame Street, generally bounded by Rosa Parks Boulevard, the east/west alley first north of Lawrence Street, Woodrow Wilson Avenue, Burlingame Street, the John C. Lodge Freeway, and Lawrence Street.

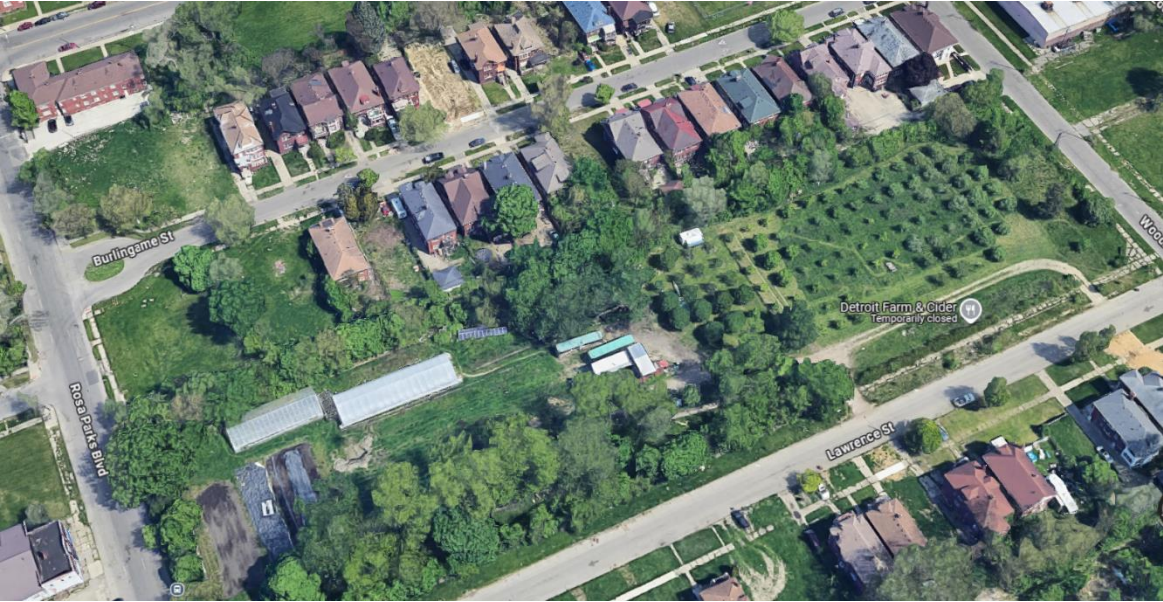
DATE: February 4, 2025

PROPOSAL

Before the City Planning Commission is the co-competition of Leandra King and Herman Stacy in conjunction with the City Planning Commission staff to show an SD1 (Special Development, Small-scale, Mixed-use) zoning classification where the R2 (Two-Family Residential District), R5 (Medium Density Residential District) and R6 (High Density Residential District) zoning classifications are shown for properties commonly known as 11534 Woodrow Wilson Avenue, also 1534, 1540, 1550, 1636 Lawrence Street, and 1551, 1537 Burlingame Street (see map above).



Detroit Farm and Cider is an initiative aimed at fostering educational experiences for youth in Detroit. The site seeks to serve as a hub for youth equestrian workshops and host certain farm animals such as chickens, for programming with local school district students. The proposed map amendment is being requested at 1636 Lawrence Street to permit retail sales for a farm and cider operation that will conduct cider pressing and farm to table dinners. The program is also planned to be supported by a residential unit(s), and a bed and breakfast. The animal keeping components of this proposal will have to proceed through a Special Land Use hearing at the Buildings, Safety Engineering, and Environmental Department. The rezoning is being requested to specifically allow for the commercial and retail sales components of the project.



Detroit Farm and Cider site.

Jehovah Shalom Church of God Inc. is the co-petitioner at 1551 Burlingame. The church is petitioning for a separate amendment in order to permit a childcare center and school, a retail bookstore, coffee shop, an office for counseling services, as well as a gallery and rental hall.



Jehovah Shalom Church of God Inc. site

It should be noted that the petitioners expect that the components of their operations will exceed the 10% that is permitted as accessory retail and commercial operations to their principal uses, therefore are requesting this amendment.

Lastly, CPC staff is joining the petitioners and initiating the rezoning of all parcels shown in the map that are not under the ownership of the primary petitioner's. This is being done in order to retain zoning consistency.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: R2 & R5; residential homes and vacant land
East: John C. Lodge Fwy.
South: R1, R2 & B4; residential homes & vacant land
West: B4; auto repair shops

Master Plan Consistency

The subject rezoning site is located within the Durfee area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows Low/Medium Density Residential (RLM) and Neighborhood Commercial (CN).

The Planning and Development Department (P&DD) has been requested to provide a letter confirming the consistency of this proposal with the Master Plan.

Existing & Proposed Zoning

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.

R5 – Medium Density Residential District

The 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.

R6 – High Density Residential District

The R6 High Density Residential District is designed as a high-density multiple-dwelling district to be used primarily in areas adjacent to the Central Business District, the New Center Area, the Cultural Center, the waterfront, certain large City parks, and other areas, which have a high concentration of persons and land values. This district will permit a range of living accommodations, from the low-density dwellings up to very high-density dwellings, including institutions and residentially related uses, and will permit certain specified service

and convenience-type commercial uses of a character unlikely to develop excessive traffic but which will serve the residents of the immediate area. Single-family detached and two-family dwellings will not be permitted in this district by-right, but may be allowed as conditional uses.

SD1- Special Development District, Small-scale, Mixed-use

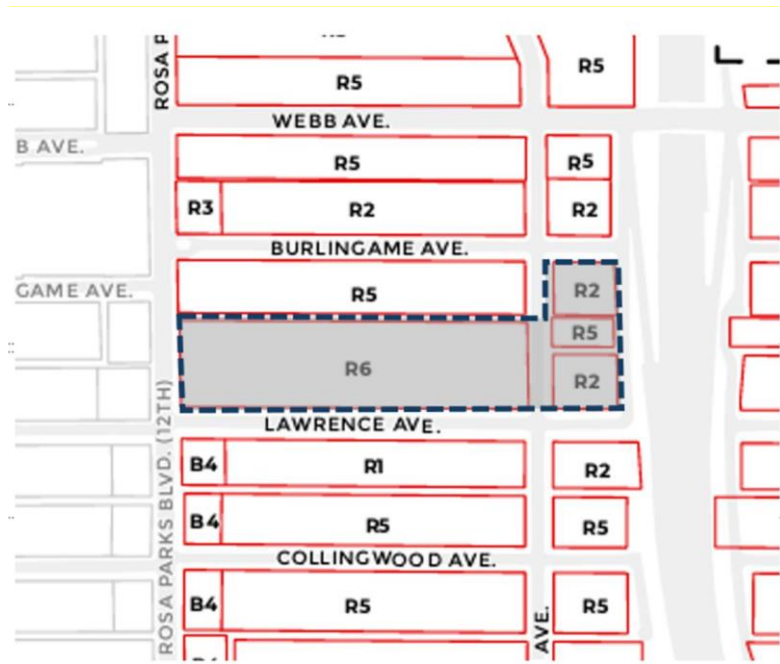
The SD1 Special Development District is designed to encourage a complementary mixture of small-scale pedestrian and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

COMMUNITY INPUT

Leandra King of Detroit Farm and Cider has submitted a petition showing the support of surrounding neighbors for the proposed programming of her site. The representative of Jehovah Shalom Church of God Inc. has informed CPC staff that they have gone door to door for the neighbors in closest proximity to inform them of this proposal and have received supportive feedback. At least two parishioners of their church also live approximately a block from the church and are supportive.

OTHER CONSIDERATIONS

It should be noted that the Detroit Farm and Cider was recently taken to court by the City's Law Department for originally operating without permit. Since then, it is staff's understanding that this court case has been concluded and violations dropped. Staff is seeking confirmation from the Law Department that this is the case, but staff did receive a legal opinion stating that regardless of the court case status, the petitioner may proceed with the rezoning request (see attached legal opinion).



Proposed parcels to be rezoned are within the boundary on the map

Attachment: Legal Opinion
Public Hearing Notice

cc: Alexa Bush, Director, PDD
Greg Moots, PDD
David Bell, Director, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law