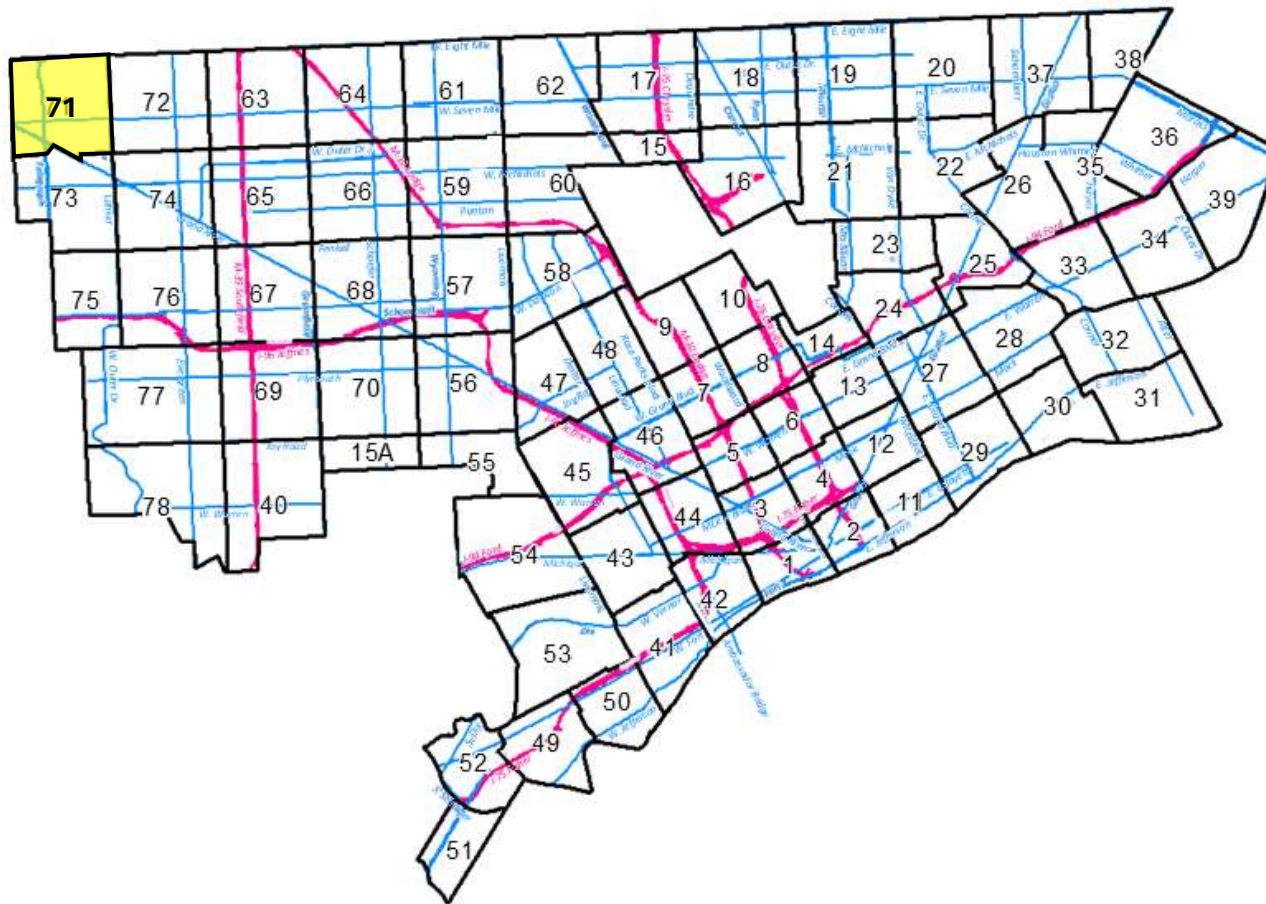


**Zoning
District Map
No. 71
Rezoning**

Detroit City Planning
Commission

Public Hearing

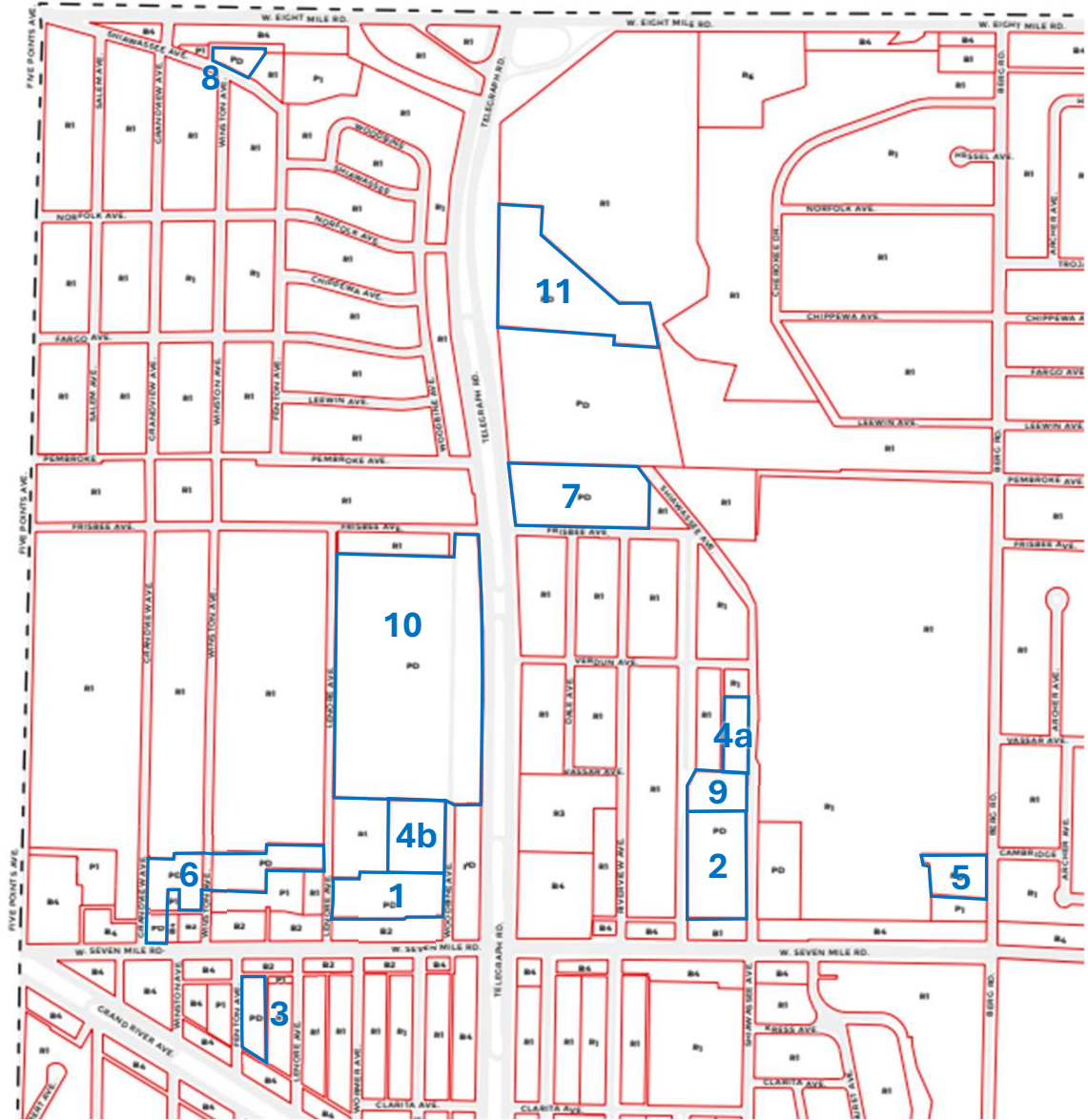
April 3, 2025



MAP 71 PDs

RMAs that became PD in 1968

- 1 Ord. No. 260-F
24224, 24290 Seven Mile, W (split zone w. B2 on 7 Mile frontage)
- 2 Ord. No. 633-F
19130, 19220 Appleton
- 3 Ord. No. 657-F
19000 Fenton
- Ord. No. 727-F
- 4a 19301 Shiawassee
- 4b 19225 Woodbine
- Ord. No. 738-F
- 5 19143 Berg
- Ord. No. 762-F
- 6 19141, 19160, 19191 Winston; 19120, 19140 Grandview
- Ord. No. 764-F
- 7 19800 Telegraph
- Ord. No. 795-F
- 8 24540, 24570 Shiawassee
- Ord. No. 810-F
- 9 19255 Shiawassee
- PDs, approved but not developed**
- 10 Ord. No.44-04 [Home Depot never developed]
19280-19514 Lenore (even)
? Woodbine, per JCC 10/06/2004, Pgs. 3246-3256
- 11 Ord. No. 07-09 [Staybridge Suites hotel never developed at Bonnie Brook golf course]
20400 Telegraph



What is zoning?

- The classification of land, other than rights-of-way, by district.
- Detroit's Zoning Ordinance identifies 30 zoning district classifications:
 - R1, R2, R3, R4, R5, R6 (Residential)
 - B1, B2, B3, B4, B5, B6 (Business)
 - M1, M2, M3, M4, M5 (Manufacturing and Industrial)
 - PD, P1, PC, PCA, TM, PR, W1, P1, MKT, SD1, SD2, SD4, SD5 (Special Districts)
- The 29 “standard” zoning districts each have a list of uses permitted by right and permitted conditionally (public hearing required). All 11 locations discussed tonight were originally zoned R1.
- The PD (Planned Development) District allows City Council to customize the land uses and site plans appropriate to the development and surroundings.

Map No. 71 has lots of PDs

- Some are appropriate—development proceeded as authorized (like the shopping center at 7 Mile and Telegraph on the former Topinka’s site).
- Some never got off the ground (like the proposed Home Depot on Telegraph).
- Some were established before 1968 and lack the basic elements that are currently required—an approved site plan and a development plan that identifies permissible uses for the subject land.

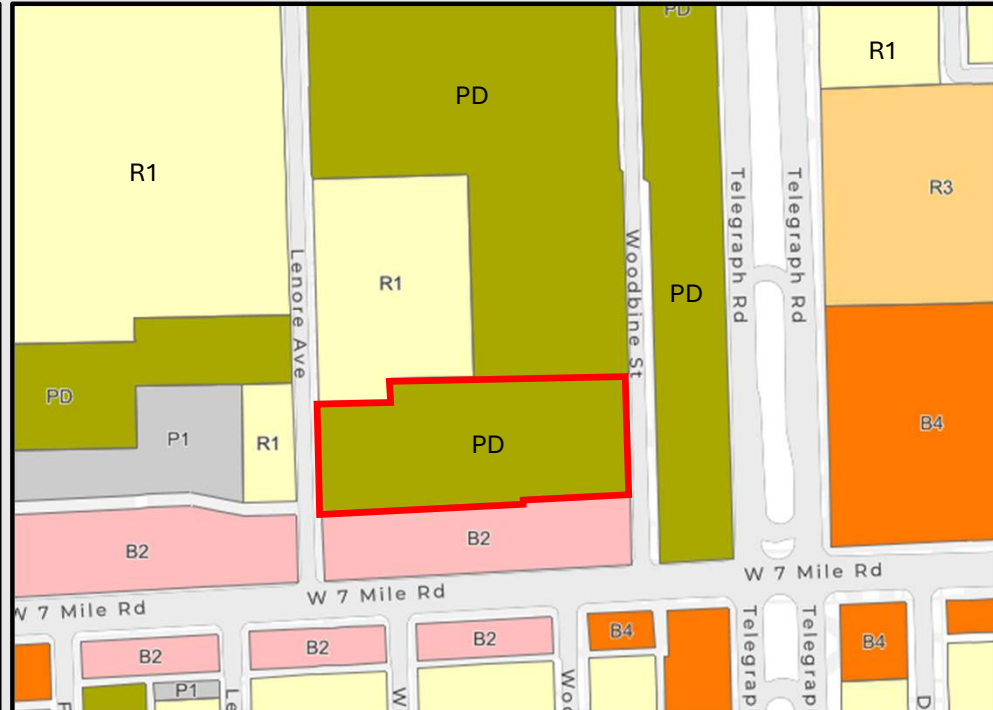
Today's public hearing involves 11 locations:

- Nine of the 11 locations are “atypical PDs” that were established between 1957 and 1963; two of the eleven involve unrealized PDs.
- The nine “atypical” locations were rezoned from the 1940 zoning classification that only allowed single-family (R1) development to allow for Multiple-family dwellings subject to approval (RMA).
- In 1968 when the 1940 zoning ordinance and maps were revised, all land zoned RMA was re-labeled as PD.
- Unlike more recent PDs, these nine locations lack information as to what changes might be permissible to the land. What happens if the land goes vacant? Will a lender or insurer back the property if its future use is unclear? The proposed rezonings provide clarity.

1. Ord. No. 260-F of 1957 - 24224, 24270, 24290 W. Seven Mile; Rezone PD to R3.



Aerial View



Current Zoning Map

24290 W Seven Mile



24224, 24270, and 24290 West Seven Mile

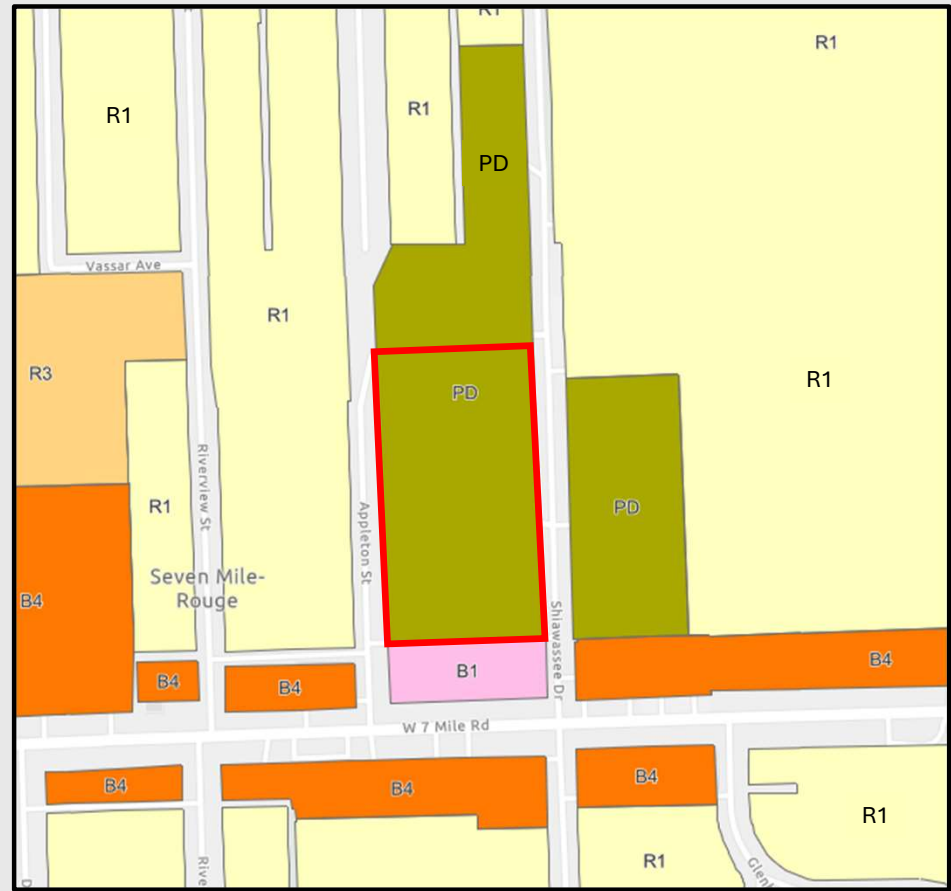
Three split-zoned lots on the north side of West Seven Mile between Woodbine and Lenore, commonly known as 24224, 24270, and 24290 West Seven Mile. These lots are proposed to be rezoned from **PD** to **R3** and are classified in the Master Plan's future general land use maps as Low Density Residential (RL).

Established use: 2-story apartments (Courtyard @ 7Mile), office building. Nearby land use: houses, multi-family, shopping center. Nearby zoning: R1, PD, B2.

2. Ord. No. 633-F of 1961 - 19130, 19220 Appleton; Rezone PD to R3.



Aerial View



Current Zoning Map

19130, 19220 Appleton



19130 and 19220 Appleton

Two “through lots” north of West Seven Mile between Shiawassee and Appleton, just west of Greater Grace Temple (and the former Edgewater Park, 1927-1981), commonly known as 19130 and 19220 Appleton.

These lots, which are addressed off Appleton but front on Shiawassee, 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).

Established use: 2-story apartments (Imperial Manor House). Nearby land use: Multiple residential; houses. Nearby zoning: PD, B1, R1.

3. Ord. No. 657-F of 1962 - 18980, 19000 Fenton; Rezone PD to R3.



Aerial View



Current Zoning Map

18980 Fenton

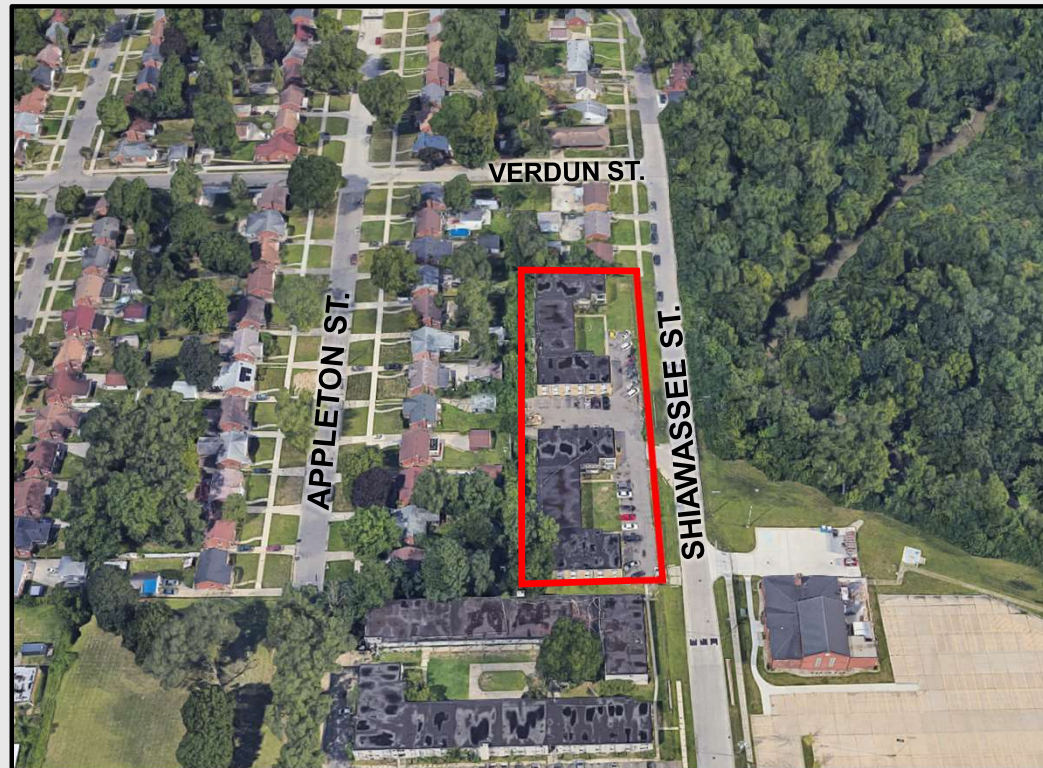


18980 and 19000 Fenton

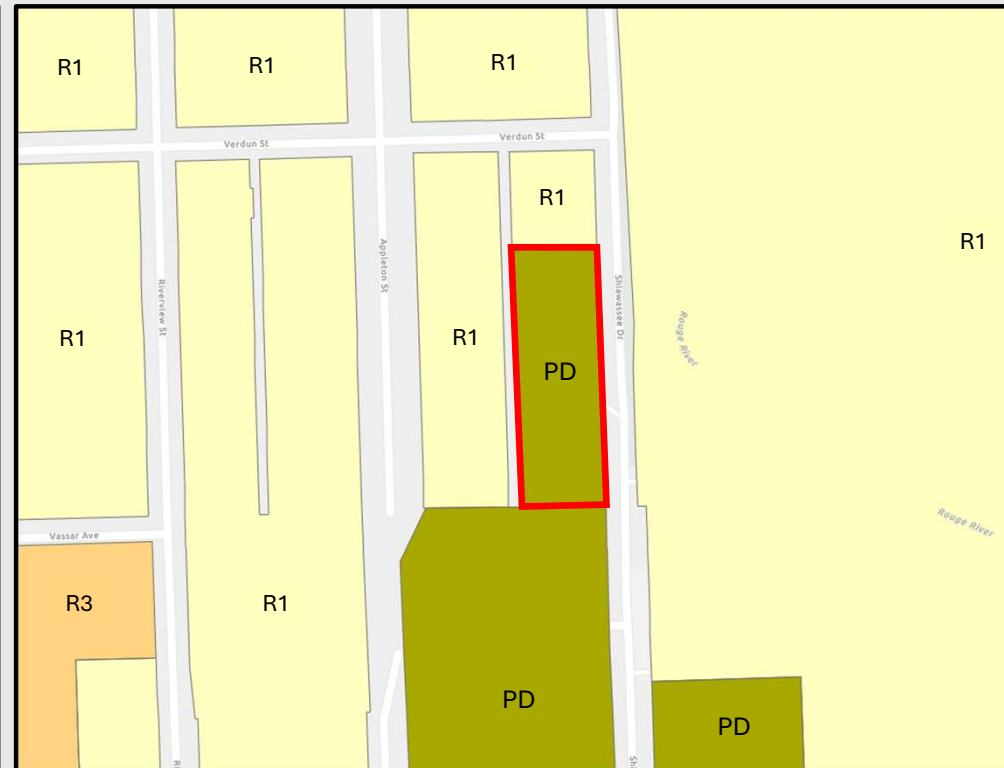
One lot, containing two apartment buildings, south of West Seven Mile on the east side of Fenton, commonly known as 18980 and 19000 Fenton. This lot is proposed to be rezoned from **PD to R3** and is classified in the Master Plan's future general land use maps as Low Density Residential (RL).

Established use: 3-story, 2 building apartments. Nearby land use: commercial; surface parking. Nearby zoning: B2, R1, B4, P1.

4a. Ord. No. 727-F of 1962 - 19301 Shiawassee; PD to R3.



Aerial View



Current Zoning Map

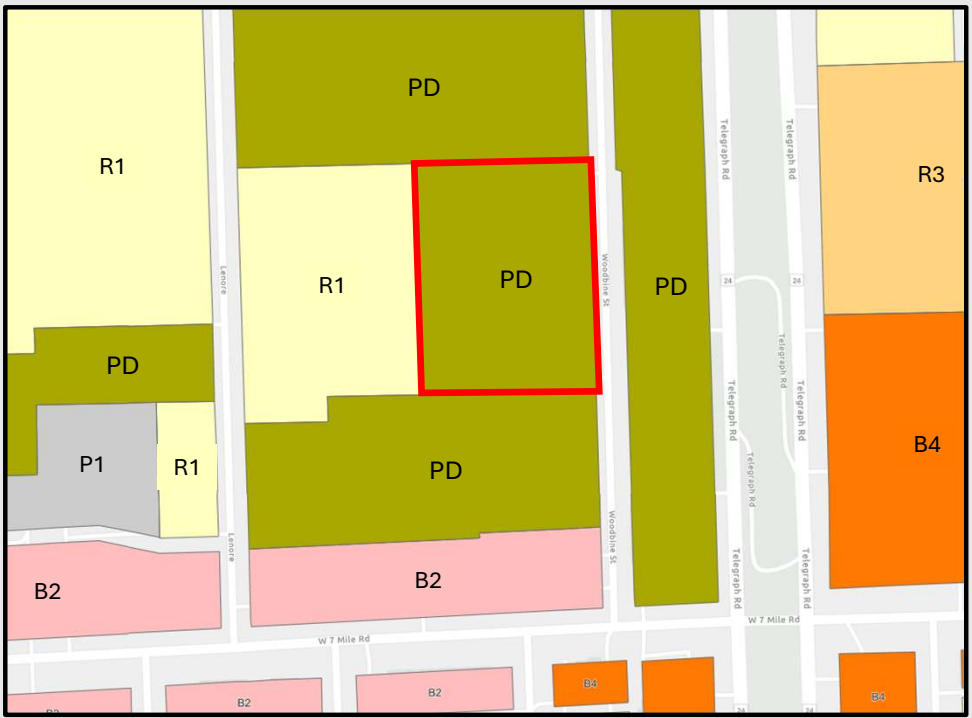
19301 Shiawasse



4b. Ord. No. 727-F of 1962 - 19225 Woodbine; Rezone PD to R3.



Aerial View



Current Zoning Map

19225 Woodbine



19301 Shiawassee; 19225 Woodbine

One lot, east of Telegraph Road, containing two buildings on the west side of Shiawassee between West Seven Mile and Verdun, commonly known as 19301 Shiawassee and one 2.8-acre lot, west of Telegraph Road, on the west side of Woodbine 300 feet north of West Seven Mile, commonly known as 19225 Woodbine.

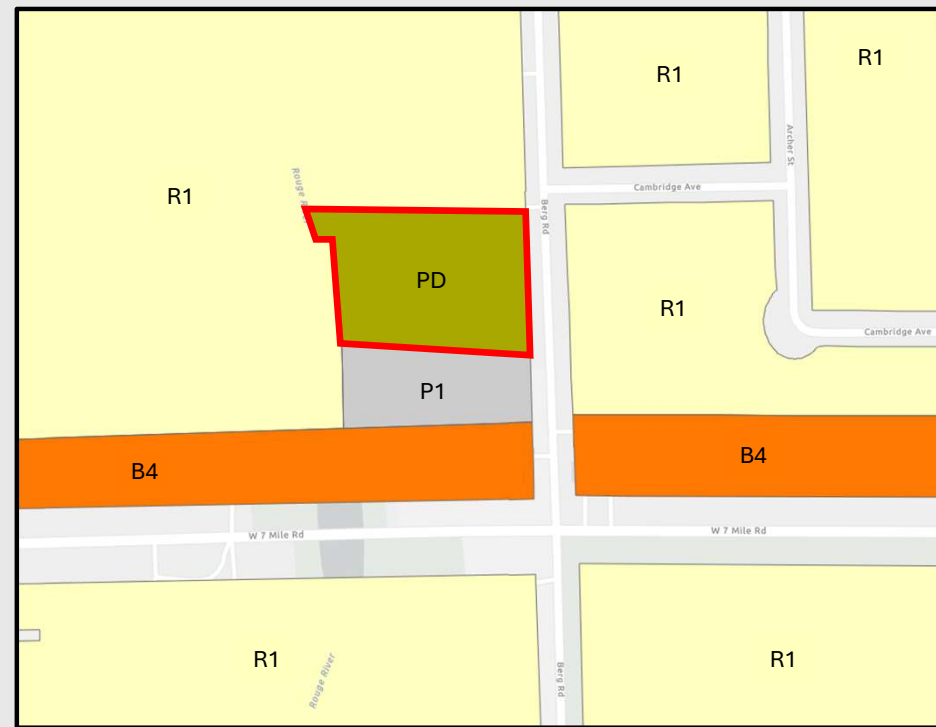
These two non-contiguous lots are proposed to be rezoned from **PD to R3** and are classified in the Master Plan's future general land use maps as Low Density Residential (RL).

Established use: 2-story apartments (Pierre Manor Apartments—Shiawassee site); 2-story apartments (Woodbine site). Nearby land use: Houses; DWSD Rouge River facility (Shiawassee site); houses, shopping center, 2-story apartments (Woodbine site). Nearby zoning: R1, PD (Shiawassee site); PD, R1 (Woodbine site).

5. Ord. No. 738-F of 1962 - 19143, 19173 Berg; Rezone PD to R3.



Aerial View



Current Zoning Map

19143 Berg

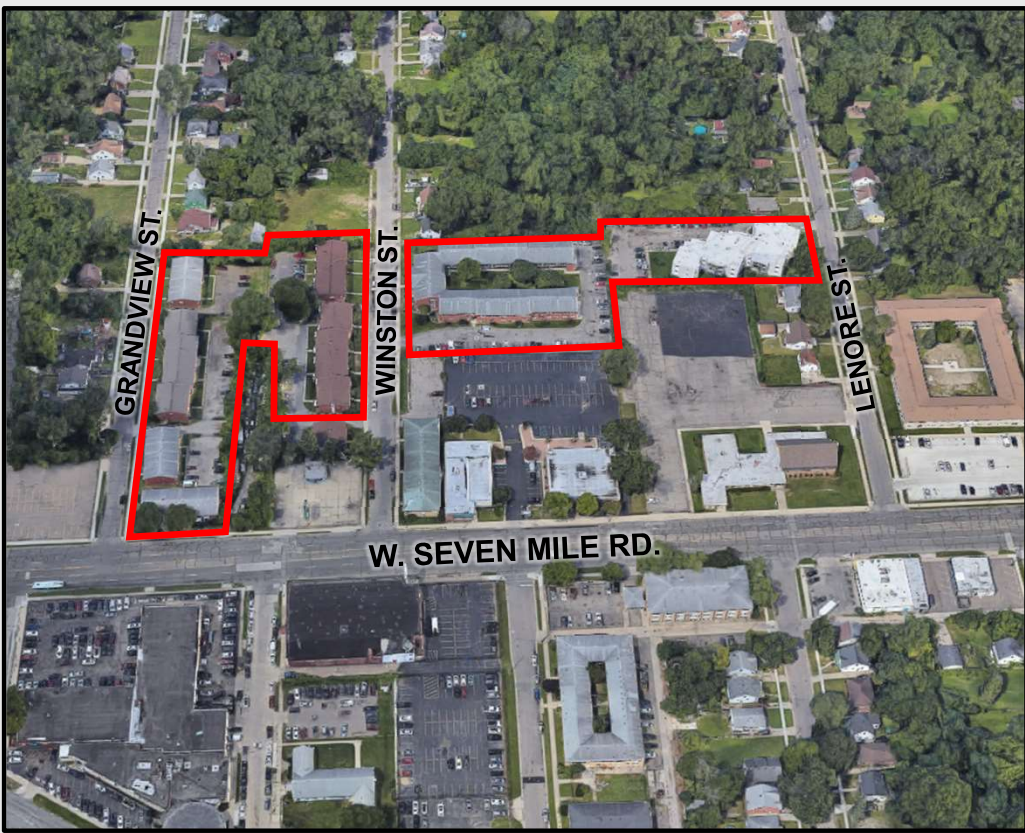


19143 and 19173 Berg

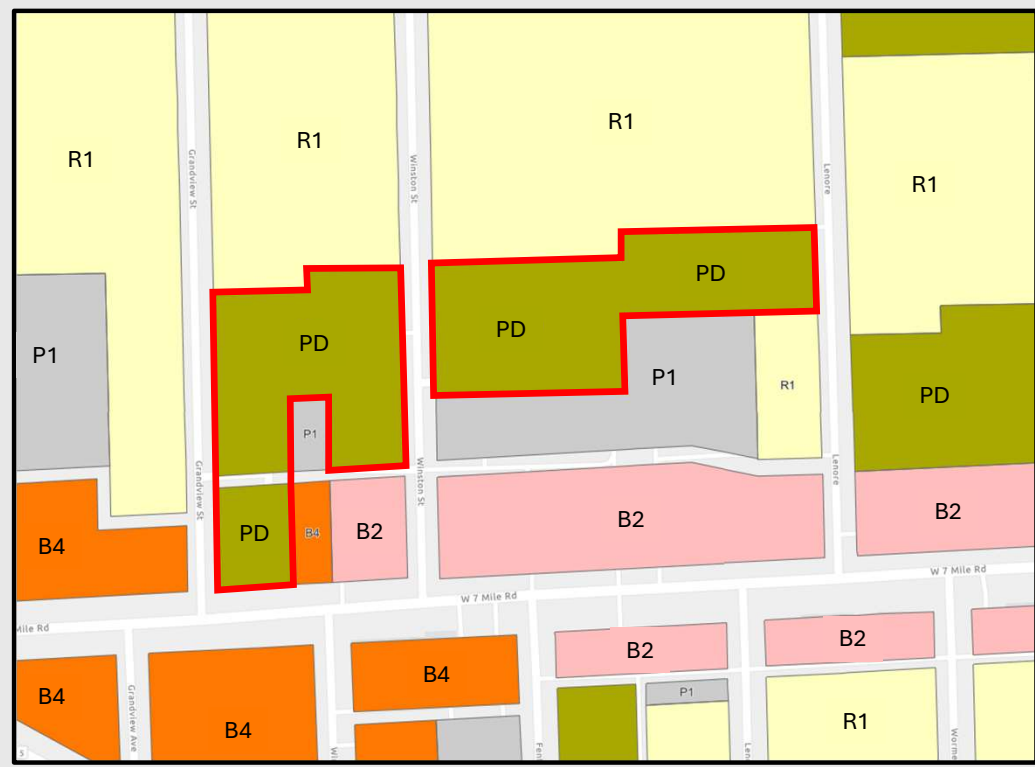
Two lots on the west side of Berg Road, just east of Greater Grace Temple, between West Seven Mile and Cambridge, commonly known as 19143 and 19173 Berg. These lots are proposed to be rezoned from **PD to R3** and are classified in the Master Plan's future general land use maps as Low-Medium Density Residential (RLM).

Established use: 2-story apartments (River Park Apartments).
Nearby land use: school, houses, surface parking, Rouge River.
Nearby zoning: PD, R1, P1.

6. Ord. No. 762-F of 1963 - 19141, 19160, 19191 Winston and 19120, 19140, 19180 Grand and 24620 W. Seven Mile and 19185 Lenore; Rezone PD to R3.



Aerial View



Current Zoning Map

19185 Lenore



19120 Grandview



19160 Winston...



19141, 19160, and 19191 Winston and
19120, 19140, and 19180 Grandview, and
24620 West Seven Mile, and
19185 Lenore

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. 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).

Established use: 2-story apartments (Northwest Co-op; Babcock Terrace Gardens co-op); 3-story apartments. Nearby land use: houses, multi-family, vacant commercial. Nearby zoning: R1, PD, B2.

7. Ord. No. 764-F of 1963 - 19800 Telegraph; Rezone PD to R3.



Aerial View



Current Zoning Map

19800 Telegraph

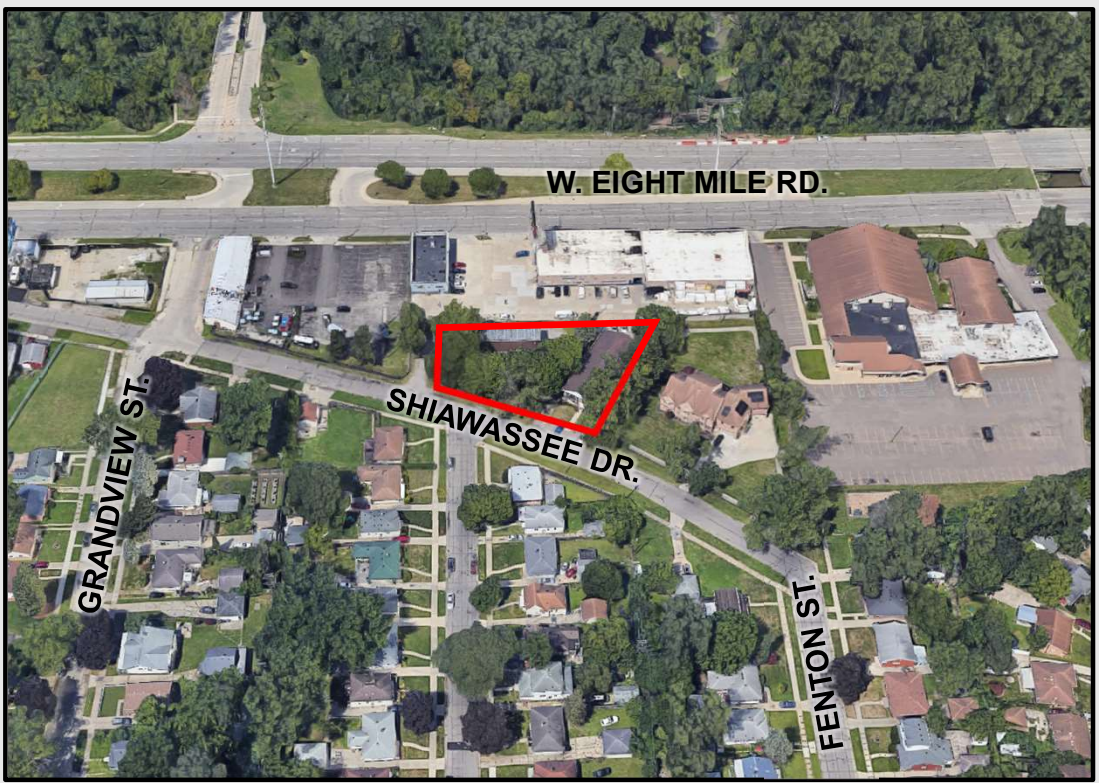


19800 Telegraph

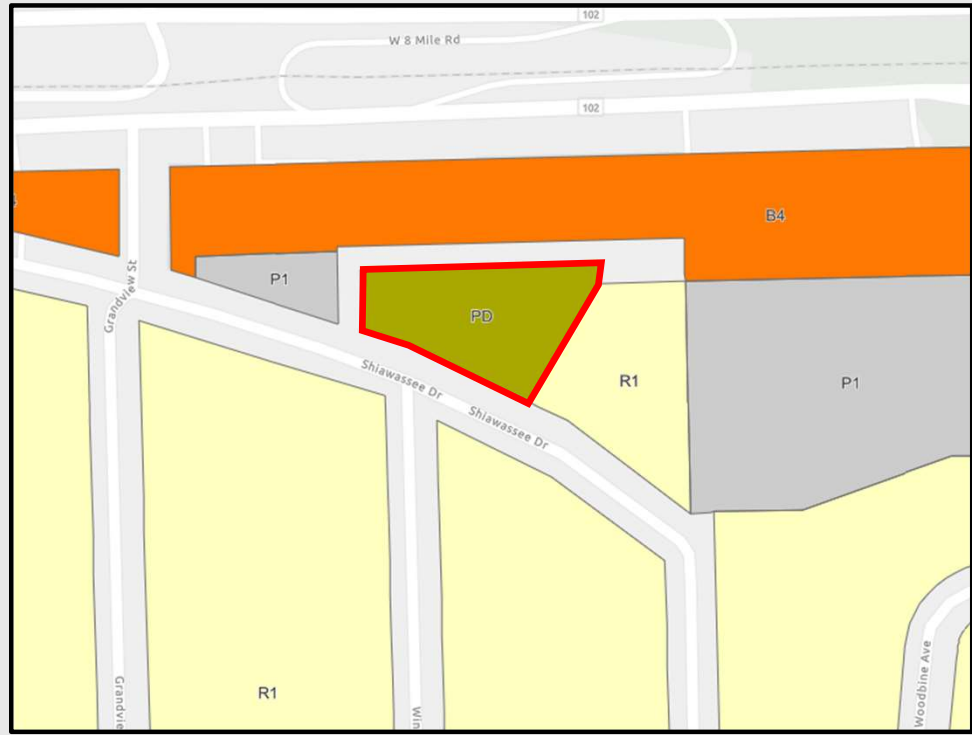
One lot at the northeast corner of Telegraph and Frisbee, commonly known as 19800 Telegraph. This lot is proposed to be rezoned from **PD to R3** and are classified in the Master Plan's future general land use maps as Low Density Residential (RL).

Established use: 2-story apartments (Hidden Pine Apartments). Nearby land use: U-Haul, houses, US-24. Nearby zoning: PD, R1.

8. Ord. No. 795-F of 1963 - 24540, 24570 Shiawassee; Rezone PD to R5.



Aerial View



Current Zoning Map

24540 Shiawasse



24570 Shiawassee



24540 and 24570 Shiawassee

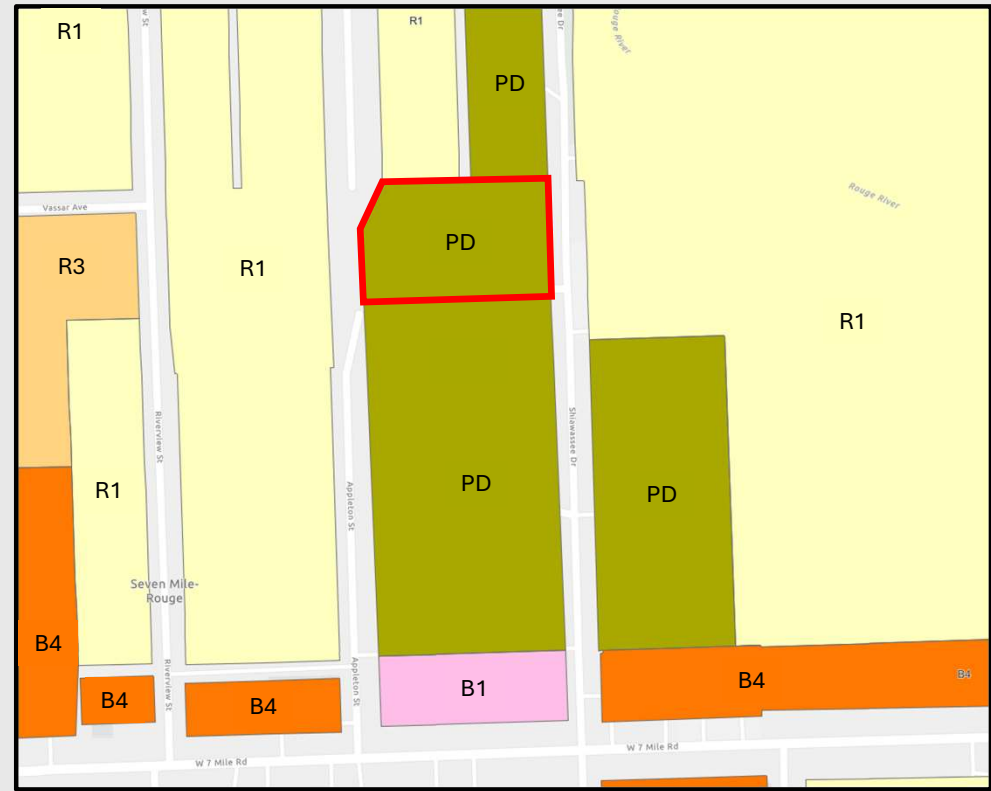
Two lots on the north side of Shiawassee between Fenton and Grandview, commonly known as 24540 and 24570 Shiawassee. These lots are proposed to be rezoned from **PD** to **R5** and are classified in the Master Plan's future general land use maps as Thoroughfare Commercial (CT).

Established use: 2-story apartments, DTE substation. Nearby land use: commercial, houses. Nearby zoning: commercial, vacant commercial, houses.

9. Ord. No. 810-F of 1963 - 19255 Shiawassee; Rezone PD to R3.



Aerial View



Current Zoning Map

19255 Shiawassee



19255 Shiawasse

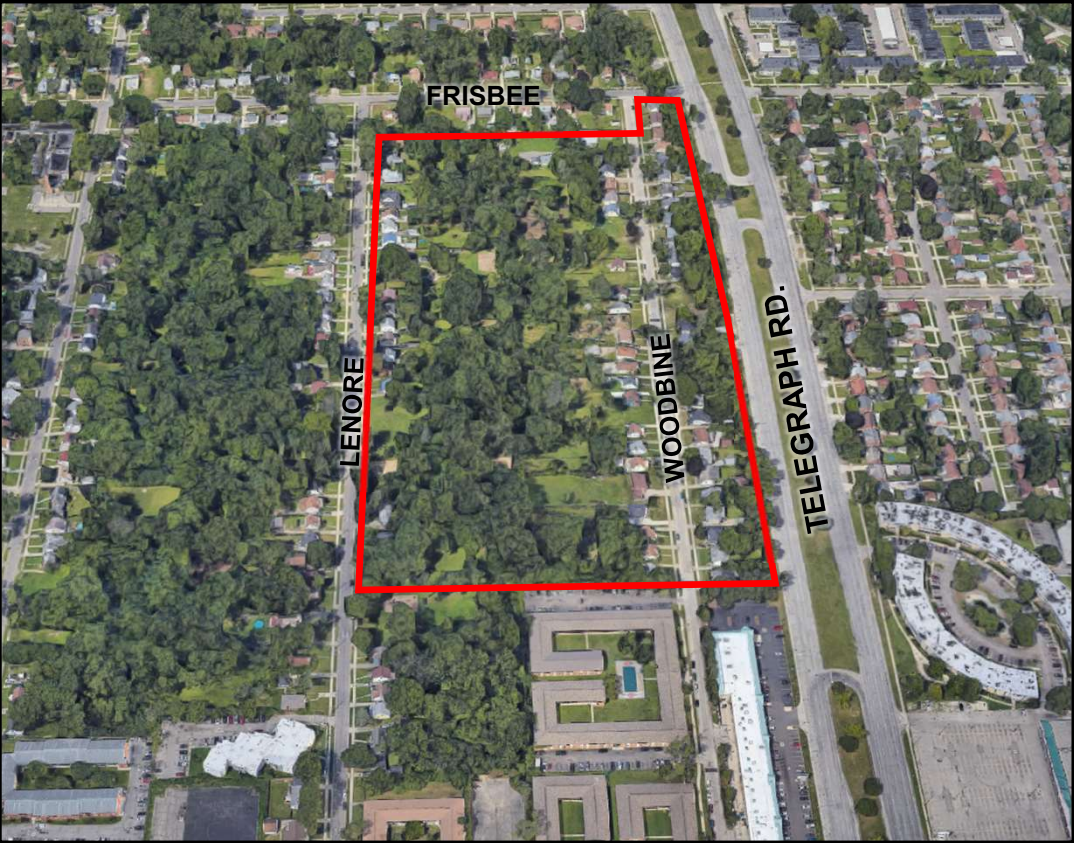
One lot on the west side of Shiawasse between West Seven Mile and Verdun, just west of Greater Grace Temple, commonly known as 19255 Shiawasse. This lot is proposed to be rezoned from **PD** to **R3** and is classified in the Master Plan's future general land use maps as Low-Medium Density Residential (RLM).

Established use: 2-story apartments (Pierre Manor Apartments). Nearby land use: Houses; multiple-family; DWSD Rouge River facility. Nearby zoning: R1, PD.

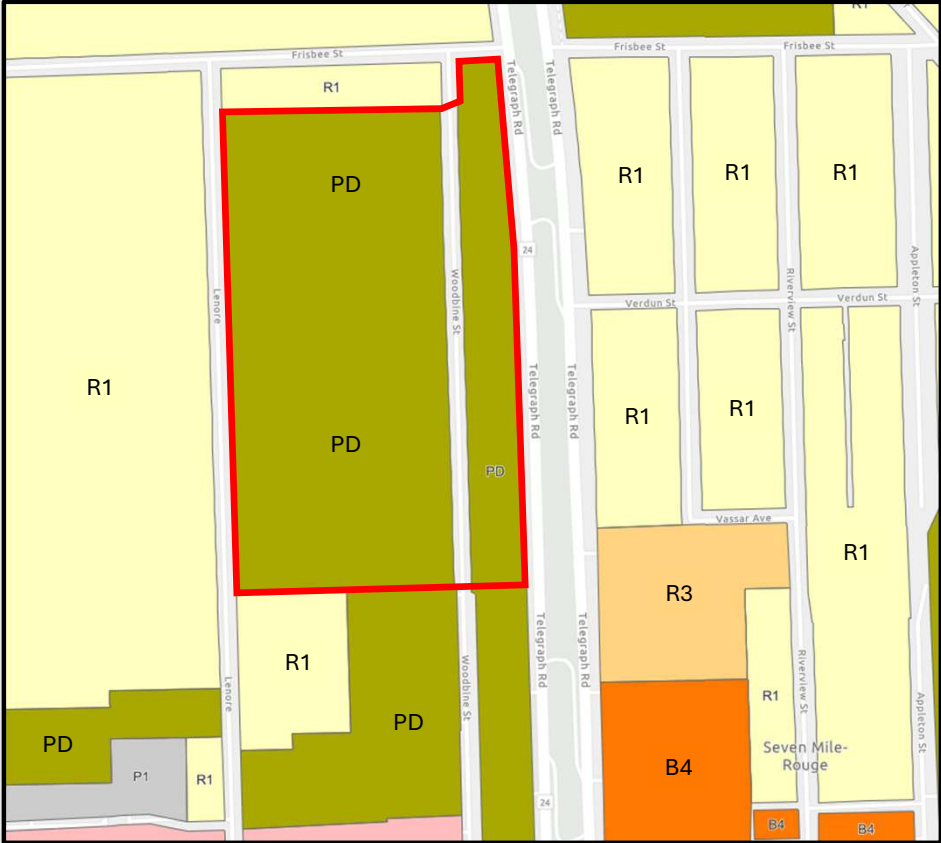
Lapsed PDs

- Two of the 11 locations on Map No. 71 were PDs established upon request of the owner or developer.
- Neither location was realized as anticipated.
- One of the standard zoning classifications, rather than the existing PD , would be more appropriate for existing uses and future development.

10. Ord. No. 44-04 of 2004 - 19280-19514 (even) Lenore and 19261-19511 (odd) Woodbine and 19254-19534 Woodbine (even); Rezone PD to R2.



Aerial View



Current Zoning Map

19254 through 19534 Woodbine (even);
19261 through 19511 Woodbine (odd);
19280 through 19514 Lenore (even)

Eighty-one lots, (11 vacant residential lots and 70 lots with houses), from 770 feet north of West Seven Mile toward 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).

Established use: houses and vacant lots. Nearby land use: houses, multi-family, shopping center. Nearby zoning: R1, PD.

11. Ord. No. 07-09 of 2009 - 20400 Telegraph; Rezone PD to R1.



Aerial View



Current Zoning Map

20400 Telegraph

One lot covering approximately nine acres of the former 46-acre Bonnie Brook golf course on the east side of Telegraph Road (US-24) between Frisbee and West Eight Mile Road (M-102), 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 property owner indicates his support for reversion of the land to its original R1 District classification.

Established use: vacant. Nearby land use: vacant land, U-Haul, Rouge River, US-24. Nearby zoning: PD, R1.

R3? R5? R1?

- These are standard zoning district classifications.
- Permitted uses are listed—both by-right and conditional.
- Setbacks and height limits are specified.

R3—Low-density residential district

- Nine residential uses permitted by right.
- Eleven public/civic/institutional uses permitted by right.
- No retail/service/commercial or manufacturing uses permitted by right.
- Seven residential uses permitted on a conditional basis.
- Six public/civic/institutional uses permitted on a conditional basis.
- Four retail/service/commercial uses permitted on a conditional basis; no manufacturing/industrial uses permitted.

R5—Medium-density residential district

- Fourteen residential uses permitted by right.
- Thirteen public/civic/institutional uses permitted by right.
- Three retail/service/commercial uses permitted by right; no manufacturing/industrial uses permitted by right.
- Seven residential uses permitted on a conditional basis.
- Seven public/civic/institutional uses permitted on a conditional basis.
- Ten+ retail/service/commercial uses permitted on a conditional basis; no manufacturing/industrial uses permitted.

R1—Single-family residential district

- One residential use permitted by right. (Apartment buildings and townhouse developments are prohibited—rezoning the nine “atypical” PDs to R1 would render the uses nonconforming.0
- Two public/civic/institutional uses permitted by right.
- No retail/service/commercial or manufacturing uses permitted by right.
- Two residential uses permitted on a conditional basis.
- Eleven public/civic/institutional uses permitted on a conditional basis.
- Two retail/service/commercial uses permitted on a conditional basis; no manufacturing/industrial uses permitted.

Planning & Development Department

- Master Plan determinations...

Discussion

- Questions/Answers
- Public comment
- Next steps