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TO: City Planning Commission

FROM: Timarie Szwed, Staff

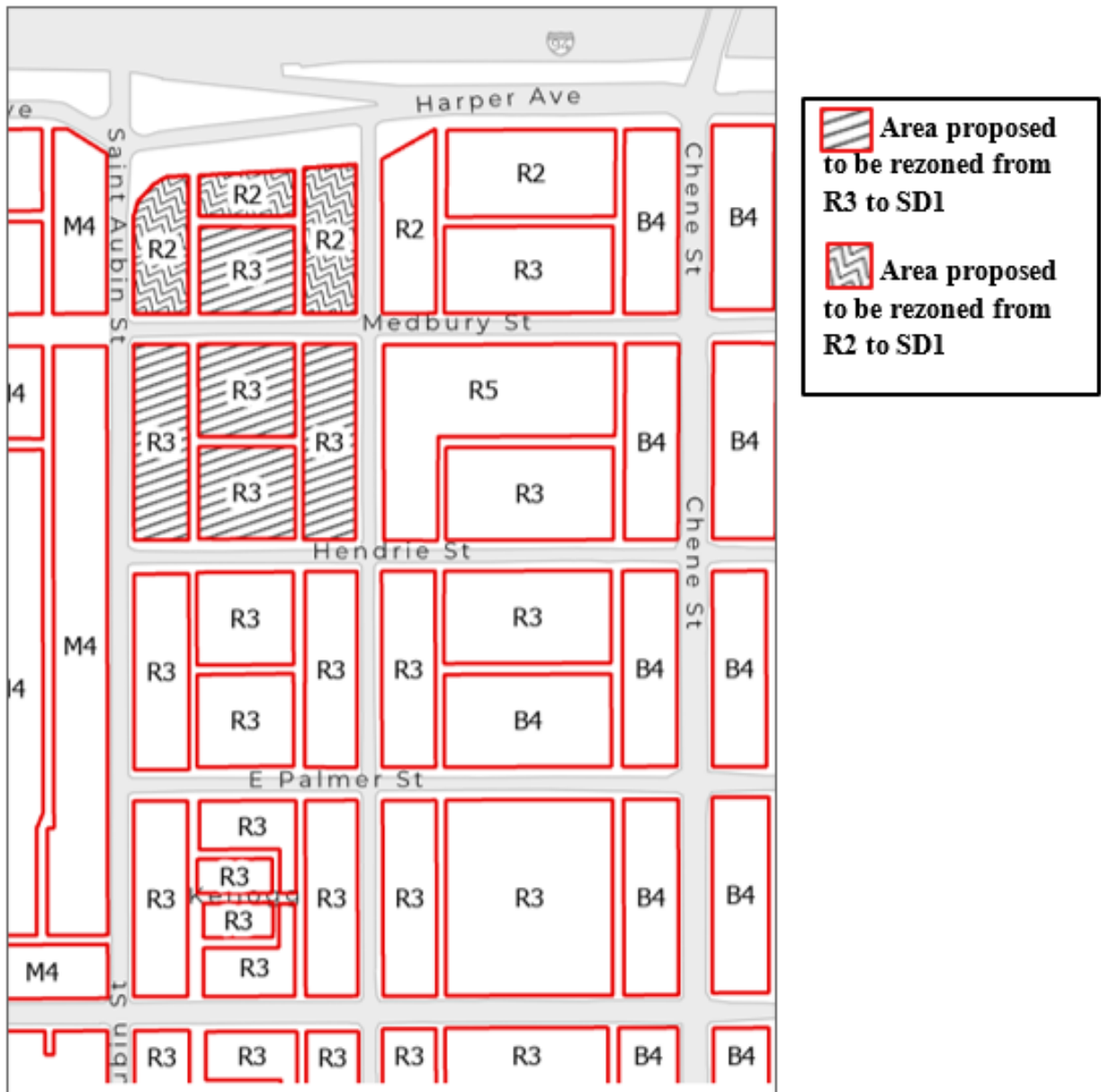
RE: The request of Parkstone Development, on behalf of Watch Detroit, in conjunction with an initiative by the Detroit City Planning Commission to rezone the properties at 5945, 5941, 5933, 5929, 5923, 5917, 5911, 5903 Dubois, 2222 E Edsel Ford, 6190, 5932, 5926, 5922, 5916, 5910 and 5900 Saint Aubin from an R2 (Two-Family Residential) zoning classification to an SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification, and the property at 5867, 5861, 5855, 5851, 5847, 5841, 5833, 5827, 5819, 5805 Dubois, 2123, 2131, 2137, 2143, 2149, 2155 Hendrie, 2125, 2126, 2130, 2131, 2138, 2139, 2143, 2144, 2151, 2155, 2156 Medbury, 5870, 5864, 5858, 5852, 5848, 5840, 5834, 5828, 5822, 5818, 5810, and 5800 Saint Aubin from an R3 (Low Density Residential) zoning classification to an SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification

DATE: April 25, 2025

On May 1, 2025, the City Planning Commission (CPC) is scheduled to hold a public hearing at the request of Parkstone Development, on behalf of Watch Detroit, in conjunction with an initiative by the Detroit City Planning Commission to amend the 2019 Detroit City Code, Chapter 50, *Zoning*, Article XVII, Section 50-17-69 and Section 50-17-70, as follows:

Zoning District Map No. 14: to rezone parcels generally bounded by Harper St. and I-94 Freeway to the north, Dubois St. to the east, Medbury St. to the south, and St. Aubin St. to the west, including 16 parcels from a R2 (Two-Family Residential) zoning classification to a SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification – 5945, 5941, 5933, 5929, 5923, 5917, 5911, 5903 Dubois, 2222 E Edsel Ford, 6190, 5932, 5926, 5922, 5916, 5910, and 5900 St Aubin – and 6 parcels from a R3 (Low Density Residential) zoning classification to a SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification – 2155, 2151, 2143, 2139, 2131, and 2125 Medbury

Zoning District Map No. 13: to rezone 34 parcels generally bounded by Medbury St. to the north, Dubois St. to the east, Hendrie St. to the south, and St. Aubin St. to the west from a R3 (Low-Density Residential) zoning classification to a SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification – 5867, 5861, 5855, 5851, 5847, 5841, 5833, 5827, 5819, 5805 Dubois, 2155, 2149, 2143, 2137, 2131, 2123 Hendrie, 2156, 2150, 2144, 2138, 2130, 2126 Medbury, 5870, 5864, 5858, 5852, 5848, 5840, 5834, 5828, 5822, 5818, 5810 and 5800 St Aubin

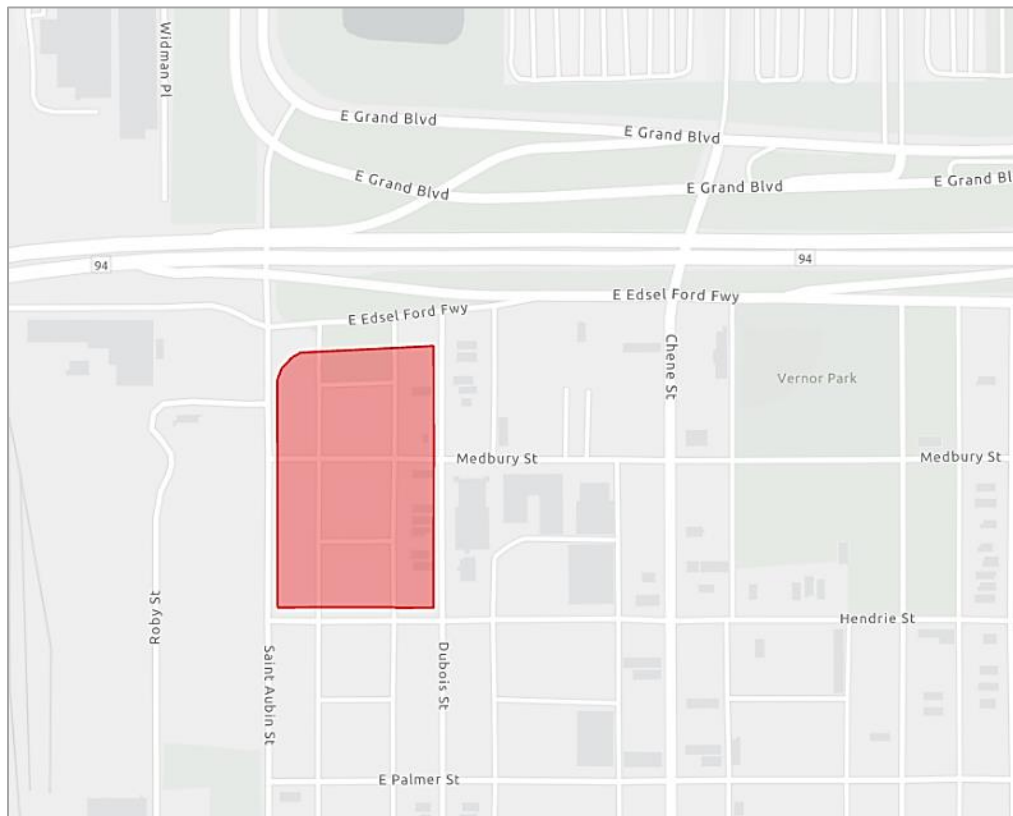


The proposed map amendment is requested to permit mixed-use commercial development including community and multi-purpose space, offices, art gallery, bookstore and café serving alcoholic beverages for onsite consumption. The existing R3 zoning classification does not allow for commercial uses on a by-right or conditional basis on the following properties – 5867, 5861 and 5855 Dubois. The proposed rezoning area was expanded as an initiative of the CPC to encourage a complementary mixture of small-scale uses that are compatible with the area's current

neighborhood characteristics. The map on page 4 indicates the originally proposed parcels and those that are part of the CPC initiative.

BACKGROUND AND REQUEST

The proposed rezoning includes 56 parcels generally located north south of I-94 and Harper Ave., west of Dubois St., north of Hendrie St. and east of St. Aubin St. The proposed rezoning is located in District 5. The red shaded area on the map below indicates the subject area.



The subject parcels include three parcels requested by Parkstone Development on behalf of Watch Detroit in conjunction with an initiative of the City Planning Commission to rezone an additional 53 parcels. The parcels requested by Parkstone Development are indicated in green on the map below, those proposed by the CPC are indicated in yellow.

The proposed map is requested to provide the appropriate zoning classification for a proposed mixed-use commercial development including community and multi-purpose space, offices, art gallery, bookstore and café serving alcoholic beverages for onsite consumption at 5867, 5861, and 5855 Dubois. Additionally, the map amendment is proposed to encourage a complementary mixture of small-scale uses that are compatible with the area's current neighborhood characteristics.



The subject parcels owned by the petitioner include an existing single-family residential structure – 5867 Dubois, and two vacant parcels – 5861 and 5855 Dubois. The petitioners proposed project will utilize the existing structure for commercial uses. There is no residential component to their proposed use of the structure. The subject parcels consist of 44 vacant lots and six lots with existing structures.

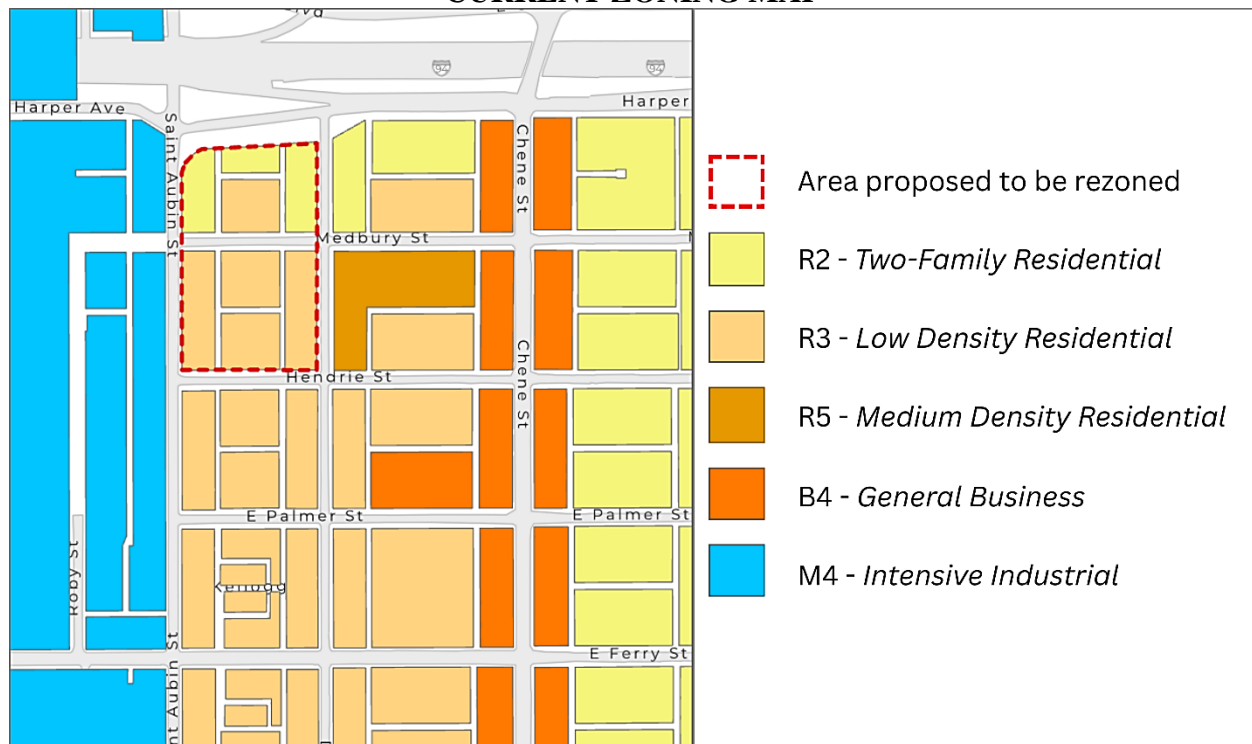
PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: I-94 Freeway and Service Drive
East: R2 – developed with single-family residential and vacant lots
R5 – developed with religious use and vacant structures
South: R3 – undeveloped
West: M4 – industrial use

CURRENT ZONING MAP

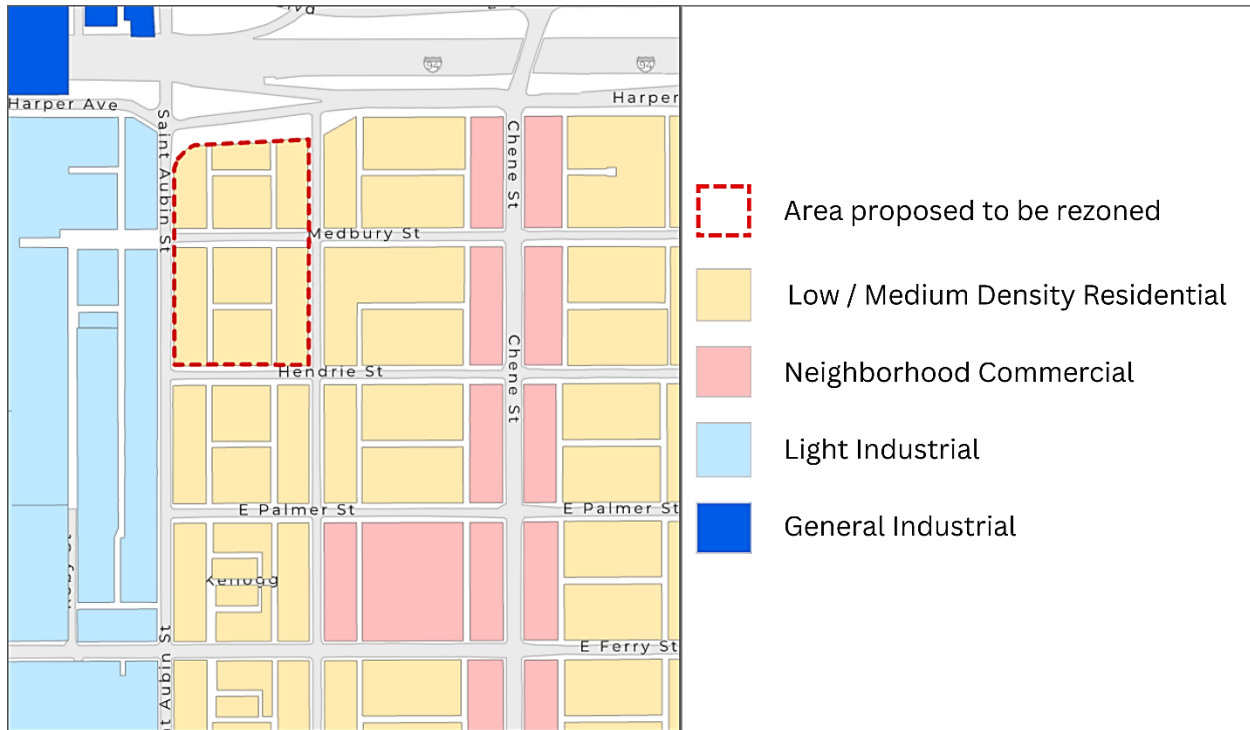


As shown on the above zoning map, most parcels in the subject area are zoned residential, varying between R2, R3 and R5. Parcels along Chene Street, along with a small area west of Chene on the north side of E. Palmer Street zoned B4. The area to the west of the subject area is zoned M4 and is an active industrial use site.

Master Plan Consistency

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

FUTURE LAND USE MAP



COMMUNITY ENGAGEMENT AND INPUT

The petitioner has attended community meetings to engage with the community, as well as one on one engagement with neighbors on Dubois Street. The community response has been mostly in support of the proposal.

CPC staff has received two inquiries regarding the proposed rezoning. One being from the owner of the industrial operation to the west of the subject area, who inquired as to whether there would be a residential component to the proposed development. Both CPC staff and the petitioner address these concerns via phone conversation. Following conversations with staff and the petitioner the inquirer expressed that they had no objection to the proposed rezoning.

Additionally, CPC staff received a request from Grass Roots Detroit, an organization which advocates for the interests and concerns of the surrounding area, asking for an in-person meeting with staff and the petitioner, to provide information regarding the proposed project and CPC initiative. This meeting is scheduled for May 2, 2025.

Staff have not received any written communications at this time.

Staff will provide a recommendation incorporating the results of the upcoming meeting with Grass Roots Detroit and the public hearing at a future meeting.

Attachments: Public hearing notice
Application for zoning change
Site plan