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# City of Detroit

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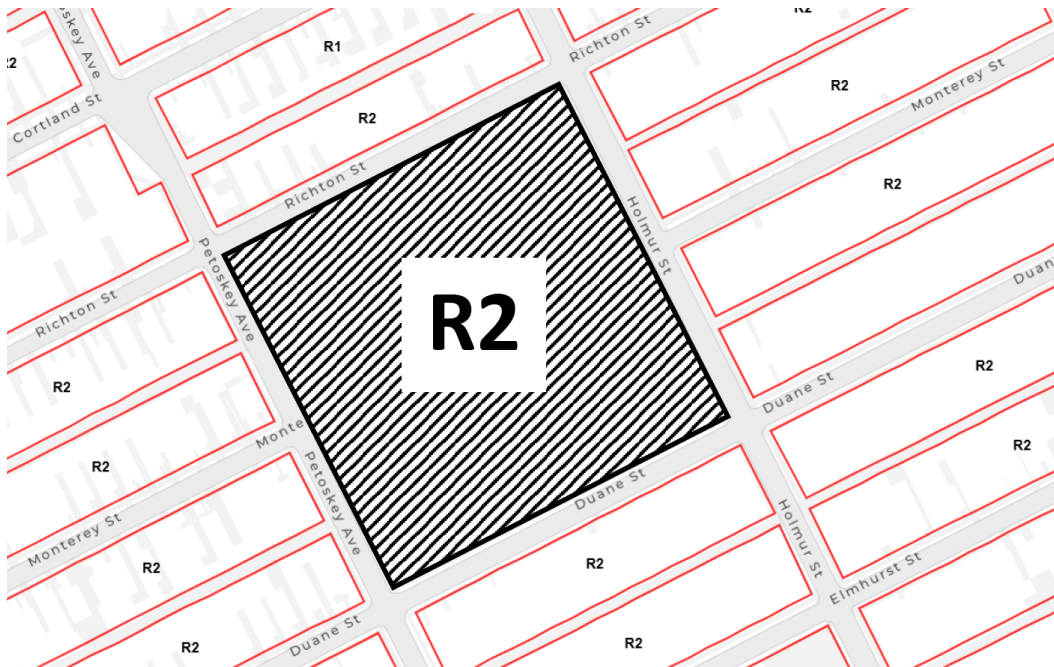
**TO:** City Planning Commission

**FROM:** Eric Fazzini, Staff

**RE:** Request of Wallick Development, LLC, to rezone land located at 4094 Duane Street, being the block bounded by Richton Street to the north, Petoskey Avenue to the west, Duane Street to the south, and Holmur Street to the east, from the current R2 (Two-Family Residential District) zoning classification to the SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification. **(PUBLIC HEARING)**

**DATE:** June 4, 2025

On June 5, 2025, the City Planning Commission (CPC) will hold a 5:15 p.m. public hearing on the subject zoning map amendment (rezoning) request. Below is a map indicating the area proposed to be rezoned.



**Hatched area is proposed to be rezoned from R2 to SD1**

## **BACKGROUND AND PROPOSAL**

### ***Request***

The City Planning Commission (CPC) has received a request from Wallick Development, LLC, to rezone the block located at 4094 Duane Street from R2 to SD1 to permit the development of multiple-family dwelling

units. The existing R2 zoning classification does not allow for the amount of dwelling units proposed. The property is currently owned by the City of Detroit, and the City’s Housing and Revitalization Department (HRD) has selected a Request for Proposal response submitted by Wallick Communities and Presbyterian Villages of Michigan for the acquisition and development of 4094 Duane Street for multiple-family housing.

**Background – 2024 HRD Request for Proposals**

*Alice Birney Elementary School first opened in 1964. The main section of the school was added in 1969 inclusive of a gymnasium, library, and auditorium. In the 1990’s, Birney Elementary School served 500 students at its peak before the neighborhood succumbed to decline and disinvestment. It was scheduled to close in 2007 but remained open until 2009. Several plans for rehabilitation had been considered but the decision was made to ultimately demolish the building in March of 2016.*

*Located at the heart of the Russell Woods Nardin Park neighborhood, the former Alice Birney Elementary School site is currently a “blank slate” with minimal topography, no built structures, and minimal existing vegetation. The Birney site was selected for this transformational opportunity as it is the largest parcel of vacant land that could act as an anchor for the revitalization of the neighborhood and retuning this land to productive use. For pictures of the school, see <https://detroiturbex.com/content/schools/birney/index.html>*

**Proposed Development**

The applicant has submitted a conceptual site plan dated May 20, 2025, that includes the following site improvements proposed over two phases of development (a copy of the site plan is included for reference):

Phase 1

Phase one includes the south half and northwest quarter of the block. A total of 11 multiple-family buildings are proposed in phase one. The conceptual site plan indicates that each building would have a range of three to six units per building for a total of 52 units (13 one-bedroom units, 28 two-bedroom, and 12 three-bedroom). The design of the 11 multiple-family buildings would be varied using three proposed building types indicated on the conceptual elevations sheet as follows: four Type A buildings, four Type B buildings, and three Type C buildings.

	Buildings	Stories	Units per Building	Total Units per Type
Building Type A	4	2 to 3	6	24
Building Type B	4	1 to 3	5	20
Building Type C	3	1 to 2	3	9



Building Type A



Building Type B



Building Type C



Clubhouse

Section 50-12-431 of the ZO states that not more than one principal detached residential building shall be located on a zoning lot (parcel) in the R1 through R6 Districts. Therefore, under the existing R2 zoning, only one multiple-family building, with no more than eight dwelling units, would be permissible on the 5.47-acre zoning lot (parcel).

Additional improvements proposed in phase one include a one-story clubhouse community building fronting Holmur Street, a playground, two resident mail boxes, dumpster enclosures, and stormwater management areas. Landscaped walkways are proposed to provide access through the site from the surrounding streets. Additional typical development details such as fencing, lighting, etc., are not indicated on the conceptual plans.

#### Phase 2

Phase two would occur in the northeast quarter of the block and includes a three-story senior apartment building with 52 units. A small commercial space is also proposed at the front of the senior building near the intersection of Holmur Street and Richton Street. Three sample building elevations have been submitted instead of elevations, likely due to this building being proposed for a later phase. The senior building is proposed to front the northeast corner of the block with a setback of 20 feet. A 39-space parking lot is proposed to the rear of the L-shaped building, and parking access would be provided from Monterey Street as requested by residents of Richton Street. The Zoning Ordinance (ZO) permits a reduced required parking ratio of 0.75 spaces per dwelling unit for multiple-family buildings for the elderly.

#### ***Zoning District Descriptions***

Below are the Zoning Ordinance descriptions for the applicable zoning districts.

#### R2 Two-Family Residential District (Current)

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.

#### SD1 Special Development District, Small-Scale, Mixed-Use (Proposed)

This 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 service alcohol for consumption on the premises are permitted without spacing requirements in order to attract increased pedestrian traffic to the area.

### **PLANNING CONSIDERATIONS**

#### ***Surrounding Zoning and Land Uses***

North (across Richton St):	R2 – Primarily vacant lots, possibly 2 to 4 occupied homes
East (across Holmur St):	R2 – Greater Love Missionary Baptist Church and one apartment building
South (across Duane St):	R2 – Primarily vacant lots, possibly 1 occupied home
West (across Petoskey Ave):	R2 – Single-family homes and one duplex

#### ***Master Plan Consistency***

The Planning and Development Department's (P&DD) findings for Master Plan Consistency are in progress and will be provided to CPC once available.

#### ***Community Engagement***

The applicant has provided a letter summarizing community outreach that is attached to this report. Past outreach includes an April 2, 2025, meeting of the Russell Woods Neighborhood Association where the applicant presented and engaged in questions with community members. The letter states that residents expressed support for the project and rezoning and no residents spoke in opposition at the April 2<sup>nd</sup> meeting. The letter includes additional outreach efforts that have occurred or are planned, and the applicant will provide more details regarding engagement as a part of their presentation for the public hearing.

### ***Rezoning Approval Criteria***

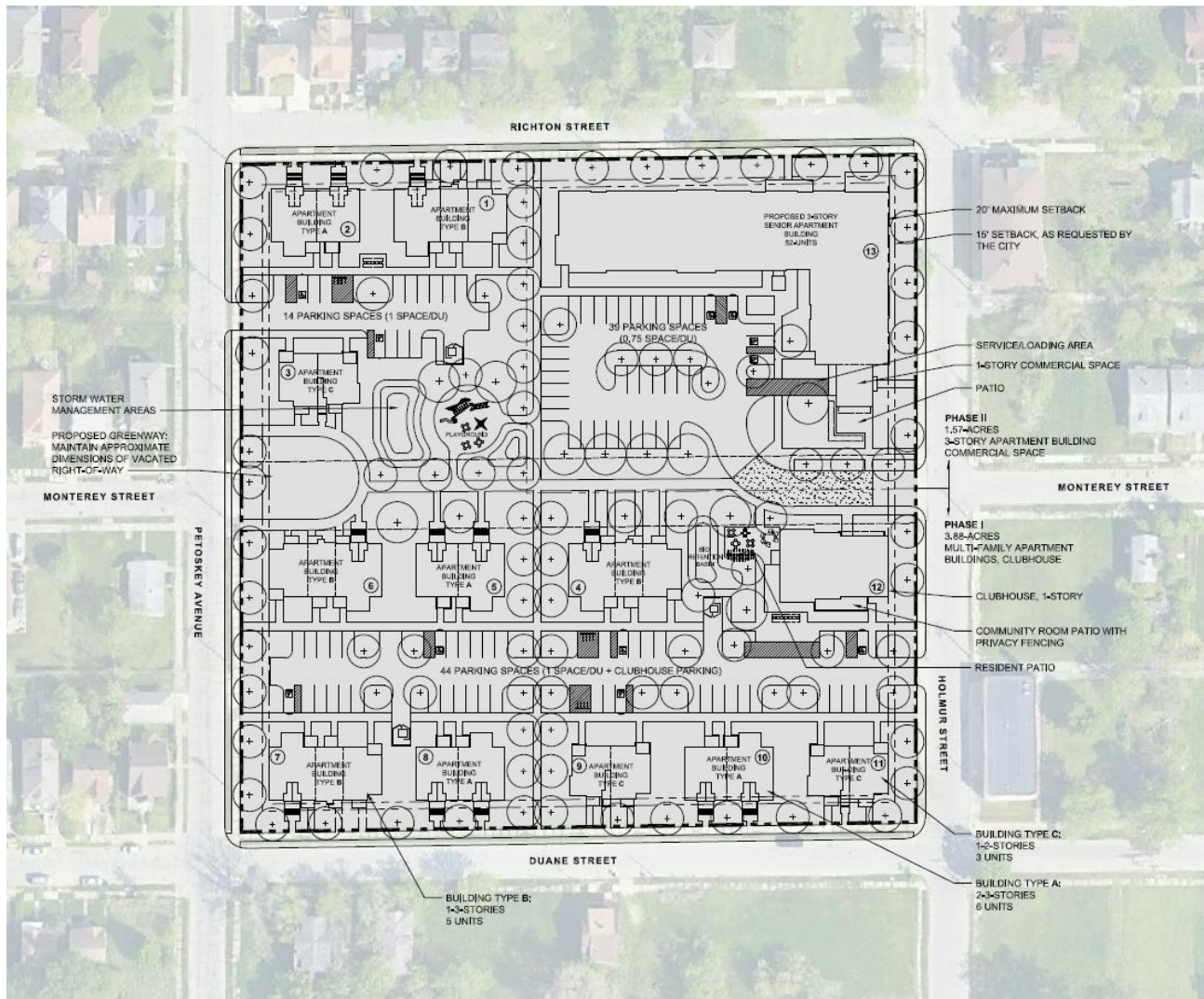
Recommendations and decisions on rezonings shall be based on consideration of the following criteria. Staff will provide comments and preliminary findings regarding each at a future CPC meeting.

- 1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact.
- 2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of the zoning code.
- 3) Whether the proposed amendment will protect the health, safety, and general welfare of the public.
- 4) Whether the city and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development.
- 5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management.
- 6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.
- 7) The suitability of the subject property for the existing zoning classification and proposed zoning classification.
- 8) Whether the proposed rezoning will create an illegal “spot zone.”

Staff will provide a recommendation incorporating the results of the public hearing at a future CPC meeting.

Attachments:   Conceptual Site Plan 05202025  
                      Conceptual Building Elevations  
                      Community Outreach Summary  
                      Project Overview Sheet

cc:       Alexa Bush, Director, P&DD  
          Greg Moots, P&DD  
          David Bell, Director BSEED  
          James Foster, BSEED  
          Conrad L. Mallett, Corporation Counsel  
          Bruce Goldman, Law  
          Office of Fred Durhal III, City Council Member, District 7  
          Rebecca Labov, Chief Housing Development & Investment Officer, HRD



**Conceptual Site Plan 05202025**