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**TO:** City Planning Commission

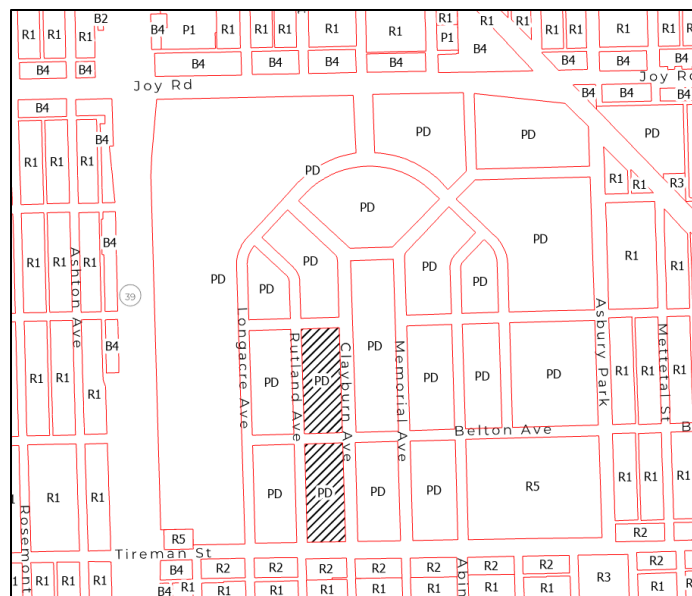
**FROM:** Timarie Szwed, City Planner

**RE:** The request of T. Van Fox (on behalf of MHT Housing, Inc.) and Tyler Hardy (on behalf of the Detroit Housing Commission) to modify the existing PD (Planned Development) zoning classification created by Ordinance No. 50-10 on Zoning District Map No. 40 at the former Herman Gardens public housing site now known as Gardenview Estates to allow for the construction of a new multi-family housing complex including 53 apartments and 120 townhomes.

**DATE:** September 2, 2025

On September 4, 2025, the City Planning Commission (CPC) is scheduled to hold a public hearing at the request of Van T. Fox and Tyler Hardy to modify the existing PD at the former Herman Gardens public housing site now known as Gardenview Estates which is generally bounded by Joy Road to the north, Asbury Park to the east, Tireman Avenue to the south, and Southfield Freeway (M-39) to the west. The request would modify the existing PD created by ordinance No. 15-10 of 2010 and amend Article XVII, Section 50-17-42, District Map No. 40, Chapter 50, Zoning, of the 2019 Detroit City Code. The subject property is indicated on the map below.

The proposed PD modification would all for the construction of new multi-family residential structures over two blocks, to include 72 townhomes and a 57-unit apartment building.



**MAP OF PROPOSED PD MODIFICATION**

## BACKGROUND

The subject request involves two vacant blocks within the Gardenview Estates under control of the Detroit Housing Commission (DHC). The area was previously developed with the Herman Gardens public housing project which was demolished in the late 1990s. At the time, the federal government proposed redeveloping the entire site with a mixed-income multi-phase housing development. In 2007, the eastern part of the area was rezoned to PD to allow for 234 residential units. In 2010, the remainder of the site was cleared, streets and lighting installed, and the remaining 100 acres were rezoned to PD (Ordinance No 15-10) to allow for an additional 231 units. Over the years, a variety of housing types have been built, including townhouses, duplexes, as well as senior housing. Over the years the mid and western parts of the project have remained vacant. There were plans to develop some single-family housing, but that did not materialize.



EXISTING AIREAL PHOTO

## PROPOSAL

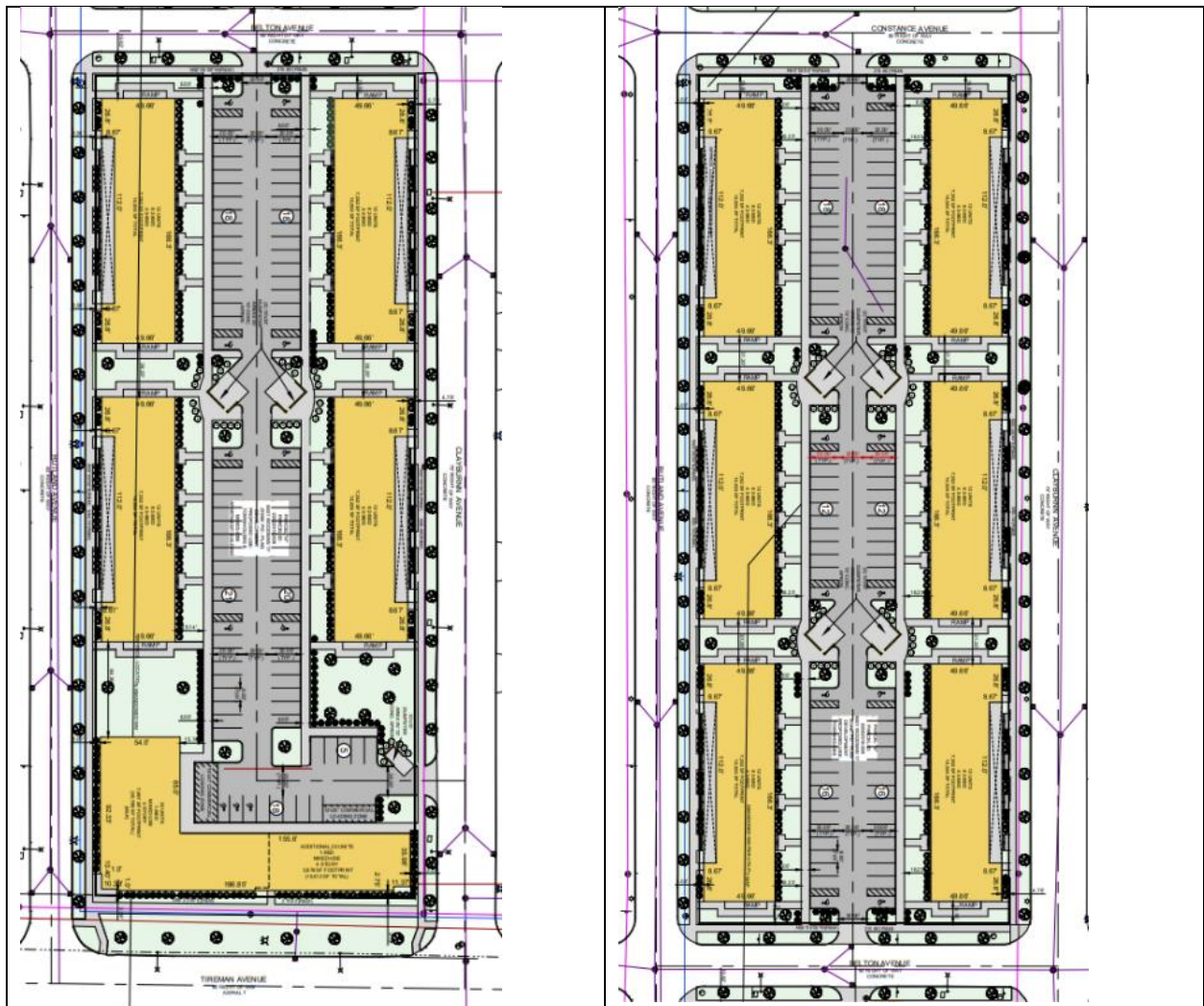
In the Fall of 2024, the DHC released a request for proposals toward the completion of the remaining vacant blocks and MHT Housing, Inc. was selected. The proposal is the first of a four phase completion project. Overall, the proposed multi-family housing structures will include a mix of apartments and townhomes, with 173 units total, 53 one bedroom units, 80 2-bedroom units, and 40 three bedroom units.

On the south block bound by Tireman, Rutland, Belton and Clayburn Avenues, MHT Housing is proposing the following:

- An L-shaped 4-story building with 53 one-bedroom units and small commercial space
- Four separate buildings each with 12 townhouse units (8 two-bedrooms and 4 three-bedrooms) for a total of 48 units
- An internal parking lot with 100 parking spaces
- Greenspace

On the north block bound by Belton, Rutland, Constance, and Clayburn Avenues, MHT Housing is proposing the following:

- Six separate buildings each with 12 townhouse units (8 two-bedrooms and 4 three-bedrooms) for a total of 72 units
- An internal parking lot with 92 parking spaces
- Greenspace



## PLANNING CONSIDERATIONS

### *Surrounding Zoning and Land Use*

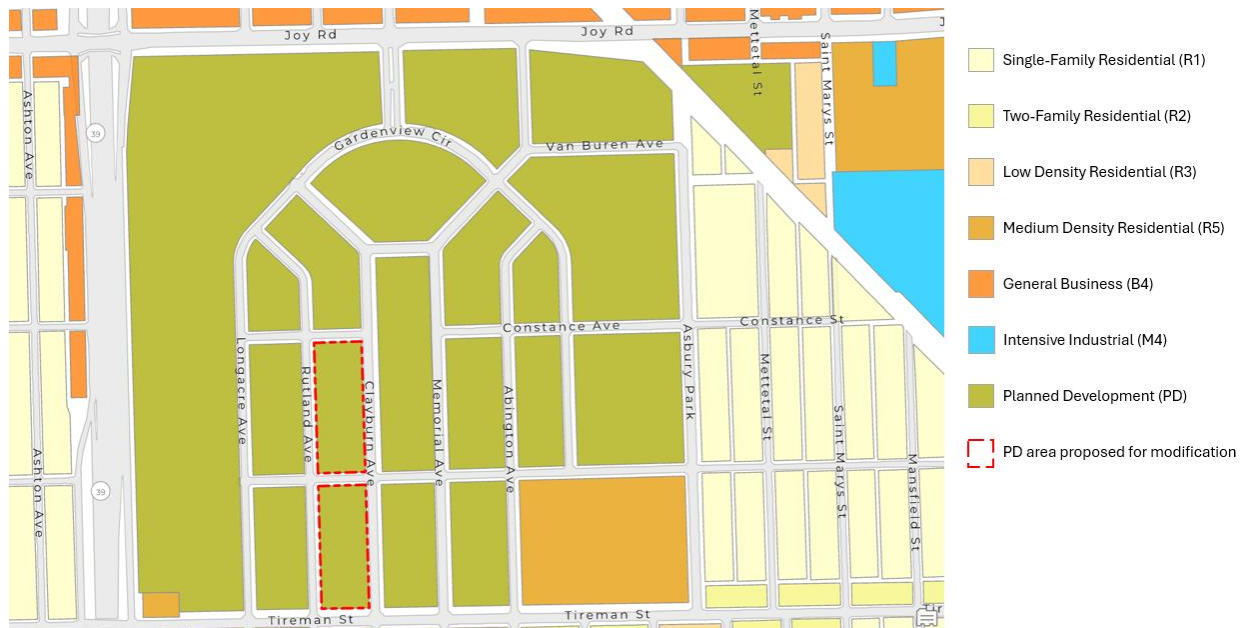
The zoning classification and land uses surrounding the subject property are as follows:

North: PD – Undeveloped



East: PD – Undeveloped and multi-family townhouse units  
 South: R2 – Developed with a church and residential neighborhood  
 West: PD - Undeveloped

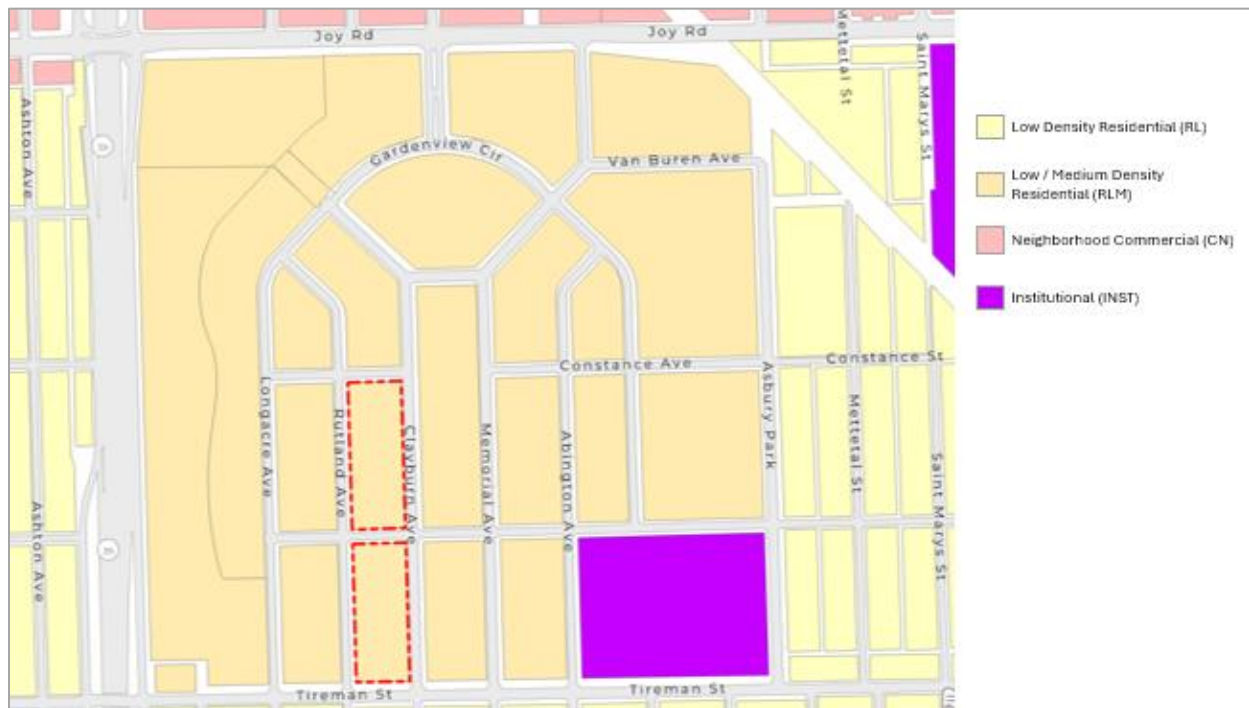
The area surrounding the proposed PD modification area is primarily zoned for residential uses, with varying degrees of density. In addition to residential uses there are some parcels east of the Gardenview Estates that are zoned M4 along the rail corridor. See zoning map below.



**CURRENT ZONING MAP**

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

The current Master Plan Future Land Use Map (FLU Map) shows the subject site as Low / Medium Density Residential (RLM). The surrounding area consists of properties designated for low – medium density residential, as well as institutional and commercial. The Planning & Development Department will provide a Master Plan Interpretation prior to CPC staff submitting a recommendation to this honorable body.



**FUTURE LAND USE MAP**

## **COMMUNITY ENGAGEMENT**

On July 17, 2025, the petitioners hosted a community engagement meeting. The petitioners indicates residents of the Gardenview Estates attended, and expressed support for the proposed rezoning and residential development. Additionally, the petitioners indicate they attended and spoke at Council Member Durhal's monthly coffee hour, where the community once again expressed support for the proposed project. Flyers for the events are attached to this report.

Attachments: Public hearing notice  
 Application for zoning change  
 Site plans  
 Topographic survey  
 Community engagement flyers