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TO: City Planning Commission

FROM: Dolores Perales-Lara, City Planner

RE: The request of Bradley DeVries on behalf of Daniel A. Washington and NW Goldberg Cares in conjunction with the Detroit City Planning Commission as co-petitioner to rezone the properties located at 6106 15th Street, 6116 15th Street, 6122 15th Street, 6128 15th Street, 6134 15th Street, 6140 15th Street, and 6146 15th Street where an R2 (Two-Family Residential) zoning classification is shown to an R3 (Low Density Residential) zoning classification.

DATE: September 29, 2025

On October 2nd, 2025, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of Bradley DeVries, an architect for the project, on behalf of Daniel A. Washington and NW Goldberg Cares in conjunction with the Detroit City Planning Commission as co-petitioner to amend Article XVII, Section 50-17-48, District Map No. 46 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R3 zoning classification where an R2 zoning classification is shown at 6106 15th Street, 6116 15th Street, 6122 15th Street, 6128 15th Street, 6134 15th Street, 6140 15th Street, and 6146 15th Street. The subject properties are generally bound by an alley to the east, residential homes to the north, 15th Street to the west, and Marquette Street to the south. The proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is requested to allow NW Goldberg Cares to pursue the development of a non-profit neighborhood center to accommodate the non-profit's current early childhood literacy program year-round.

BACKGROUND AND REQUEST

NW Goldberg Cares (NWGC) is a 501(c)(3) non-profit organization based in Detroit. Established in 2017, NWGC was founded to address ongoing community needs within the NW Goldberg neighborhood. NWGC has an 8-year history within the community focusing on neighborhood development and revitalization through place-based education and programming. The organization aims to further this work through the expansion of its Learning in the Holland Maize program currently located within the subject site at 6134 and 6140 15th Street.

The Learning in the Holland Maize program is designed to expand access to literacy, math, critical thinking, financial literacy, and other essential subjects for Detroit children, while also incorporating the rich history of Detroit and the NW Goldberg neighborhood. The program became a vital source

of engagement during the COVID-19 pandemic, beginning as a virtual read-aloud series where community members shared their favorite books. It has since transitioned into weekly, in-person learning sessions, where children participate in 1.5-hour literacy lessons and activities. Parents are welcome to either stay or drop off their children. Each youth group is led by two instructors with backgrounds in early childhood education, with guest readers including featured authors frequently joining the sessions.

Initially, the program was offered twice weekly to provide families with flexibility. In direct response to family feedback, it expanded into a three-week learning session offered four days per week for five hours per day. This drop-off program includes hot lunches, weekly field trips, and project-based learning that helps students strengthen reading and writing skills. Field trips are directly connected to the weekly topics, offering hands-on opportunities to deepen learning through play. In 2025, the program format shifted again, adopting a multi-day, summer-camp style model incorporating active feedback from families since the program's inception. Each session is now open to 20 students, with registration required. Currently, the program serves youth between the ages of 4-8.

In 2025, NWGC has taken the steps to begin to move forward with the next phase of their programming; the group is proposing the building of a small schoolhouse style center located on the current grounds of their Holland Maize outdoor park site. The proposed development will incorporate universal design standards to ensure all members of the community have access regardless of their abilities.

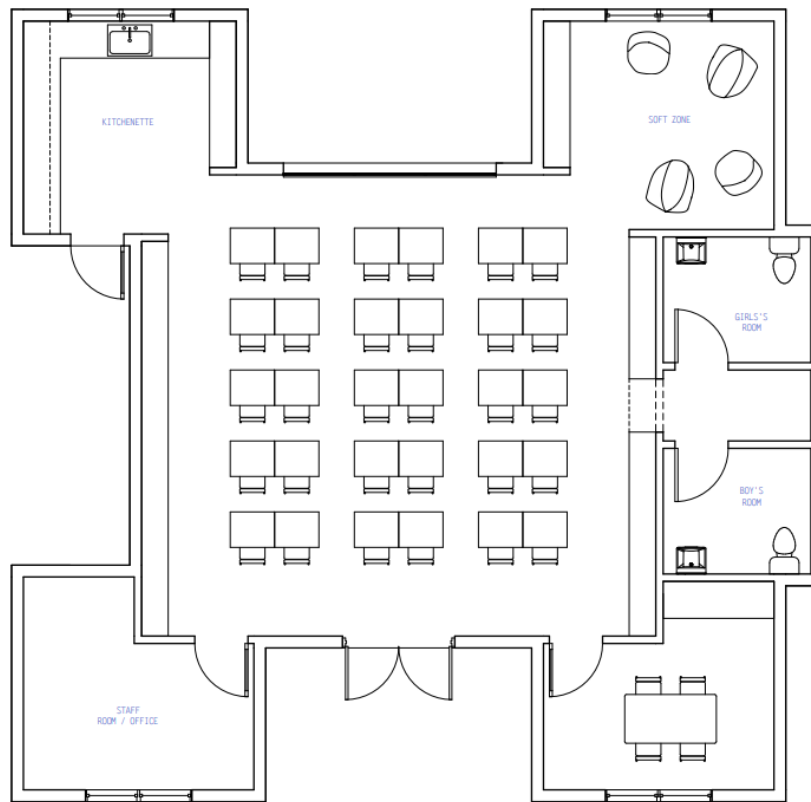


Existing rezoning site outlined in red as viewed from an aerial perspective.

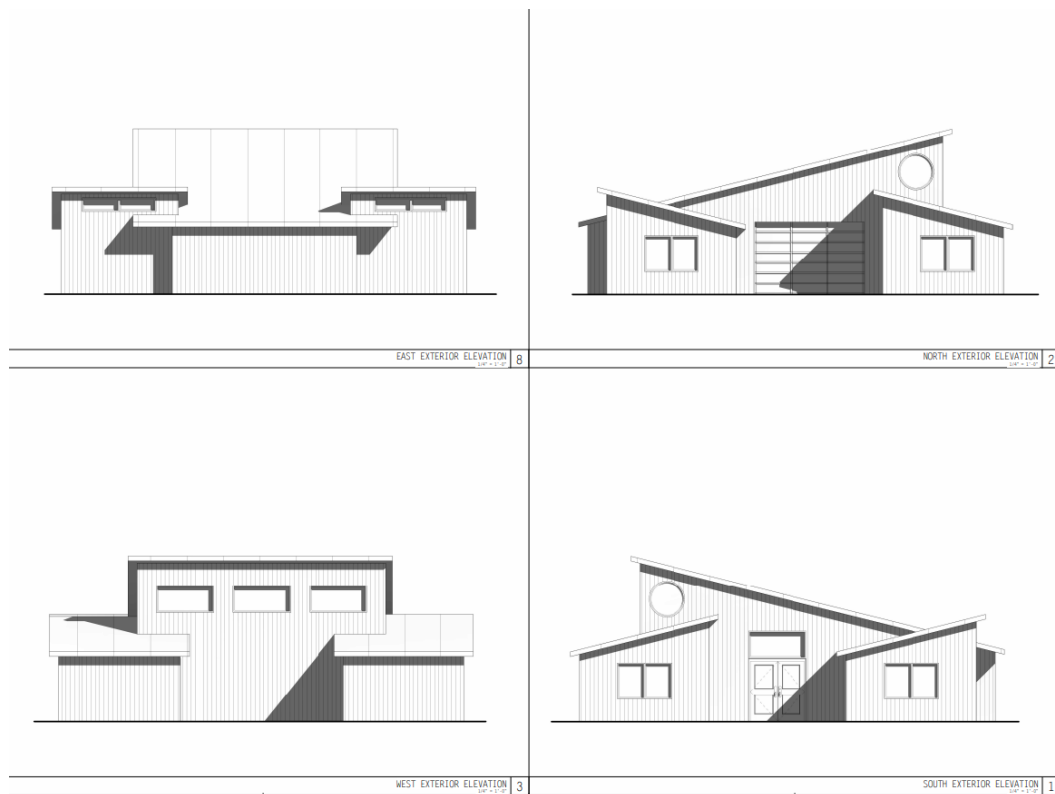


Parcels outlined in orange denote properties owned by the primary petitioner. The parcel outlined in blue is not under petitioner ownership.

The proposed Holland Maize building is anticipated to be 1,604 square feet and will include a one-room classroom, restrooms, a kitchenette, a staff office/meeting room, a youth soft zone, and a small conference room. Due to limited on-site parking, the petitioner will be requesting a parking variance from the Board of Zoning Appeals. The petitioner indicates ample street parking is available along 15th Street and has expressed an intent to encourage on-street parking to reduce vehicle traffic and promote walking and biking for neighborhood families accessing the site.



Holland Maize Floor Plan.



Holland Maize Exterior Elevations.

The CPC is serving as a co-petitioner for the rezoning by adding four parcels located at 6106 15th, 6116 15th, 6122 15th, and 6128 15th Street south of the proposed development. The request was expanded in order to extend all the way to Marquette Street, thus creating a larger, more contiguous area. Only one of these parcels (6128 15th Street) is not owned by the petitioner. The current owner, Farah Stockman, has a house at this location and was notified by the petitioner and by the CPC for the October 2nd hearing. To date, CPC staff have not received a response from the owner regarding the rezoning.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

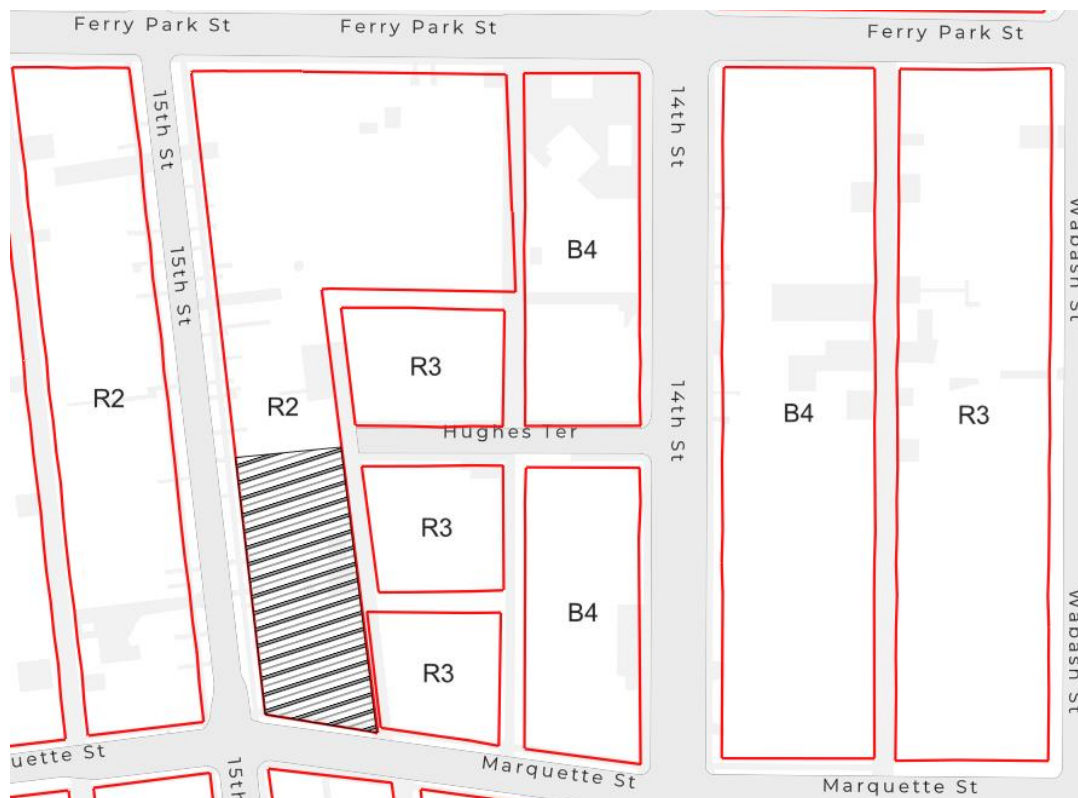
North: R2; developed as single-family homes

East: R3; developed as single-family homes and residential vacant land

South: R2; residential vacant land and church (across Marquette St.)

West: R2; developed as single-family homes and residential vacant land (across 15th Street)

The parcels located to the north, south, and west of the subject parcels are zoned R2 whereas parcels to the east are zoned R3. The surrounding area is primarily residential with a few blocks on 14th Street designated as B4 General Business and R3. Below is a zoning map of the subject area.



Zoning Classifications

The pertinent zoning district classifications are described as follows:

R2 – Two-Family Residential

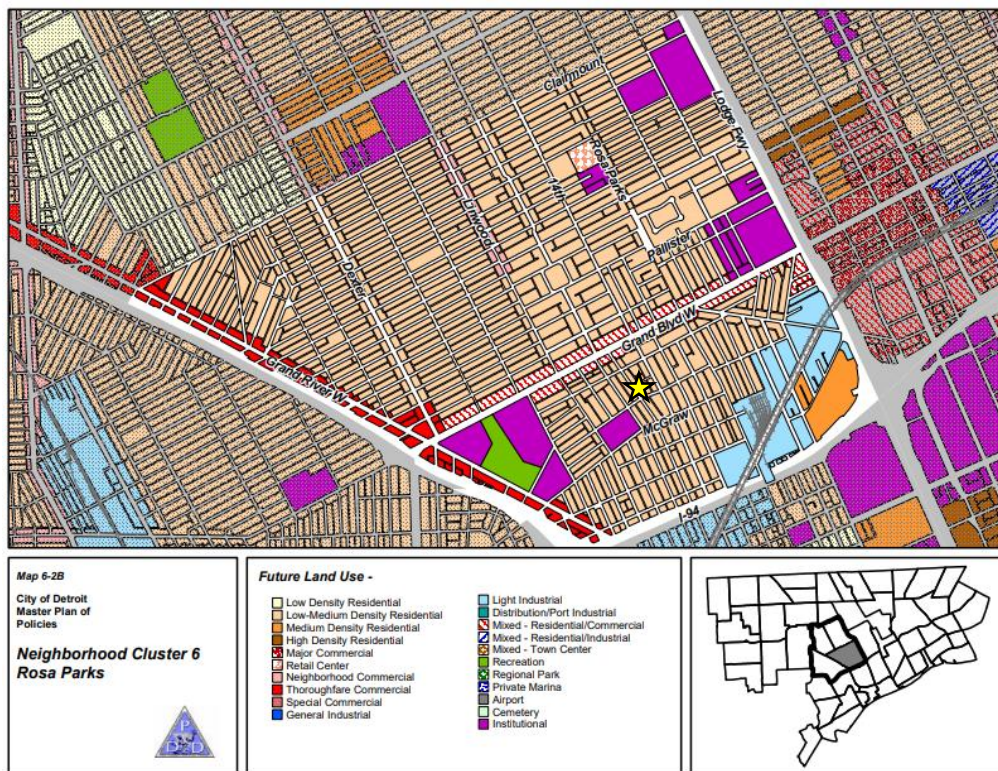
This district is designed to protect and enhance areas developed or likely to be developed with single- or two-family dwelling units. This district promotes a suitable environment for homes and for activities with family life.

R3 – Low Density Residential

This district is designed to promote and encourage multi-family dwelling such as terrace house developments and garden apartments. This district is primarily used on local thoroughfares to encourage a suitable environment for family life. Uses permitted include two-family dwellings, multi-family dwellings, and community facilities necessary to serve a residential district.

Master Plan Consistency

The proposed rezoning site is designated as *Low/Medium Density Residential* in the current Master Plan. The Planning and Development Department (P&DD) provided a Master Plan Interpretation, stating that the rezoning is **consistent** with the Master Plan. Below is map showing the current Master Plan designation for the area.



Community Input

NWGC has engaged residents along 15th Street to gauge community support, interest, and concerns regarding the proposed development. The petitioner indicates that residents expressed support, noting that programming already occurs on the site and that a permanent structure would provide an appropriate space to house NWGC's current outdoor-based programs. Beyond outreach with 15th Street residents and the neighborhood patrol organization, NWGC also collaborated with Mezuzah Detroit, a nonprofit based in NW Goldberg, to ensure the project reflects the values and needs of the broader community. Through these efforts, the proposed development is intended to serve as a vibrant hub for the NW Goldberg neighborhood.

In total, CPC staff have received 2 letters of support from residents who reside on 15th Street. At this time no letters of concern have been received.

Attachments: Public Hearing Notice
Application for Zoning Change
Holland Maize Concept Package
P&DD Master Plan interpretation
Land Bank Property Release

cc: Alexa Bush, Director, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
David Bell, Director, BSEED
James Foster, BSEED
Conrad Mallett, Corporation Counsel
Bruce Goldman, Law Department
Daniel Arking, Law Department