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**TO:** City Planning Commission

**FROM:** Timarie DeBruhl, City Planner

**RE:** **Correction of Scrivener's Error on Zoning Map No. 71 (RECOMMEND APPROVAL)**

**DATE:** December 3, 2025

It has come to the attention of City Planning Commission (CPC) staff that Zoning District Map No. 71, contained in Article XVII, Section 50-17-73, Chapter 50, Zoning, of the 2019 Detroit City Code, and published with Ordinance No. 44-04 contains a Scrivener's Error, incorrectly identifying the zoning for two areas near the former Rogell Golf Course. The first area is bounded by West Seven Mile Road to the north, Lahser Road to the east, Berg Road to the west, and an east/west line 114.96 feet south of West Seven Mile Road. The second area is generally bounded by West Seven Mile Road to the north, Berg Road to the east, Glenhurst Street to the west, and an east/west line 145.5 feet south of West Seven Mile Road. These areas are presently shown as being zoned R1 (Single-Family Residential) rather than the correct zoning of B4 (General Business). Please see the attached map for the subject locations. Ordinance No. 44-04 from 2004 rezoned land along Telegraph south of West Eight Mile, but the published map accidentally left off the subject B4 zoning along the southside of West Seven Mile.

At its meeting on December 4, 2025, the CPC will hold a public presentation on the aforementioned Scrivener's Error.

The subject properties have historically been zoned for commercial uses, showing a B2 (Thirty-five (35) foot height - Business) zoning classification in the 1942 Detroit Zoning Ordinance, and later rezoned to B4 in circa 1950s – 1960s. A zoning map published with Ordinance No. 27-00 (effective December 31, 2000) shows the properties with a B4 zoning designation, and the Scrivener's Error is first seen on the zoning map published with Ordinance No. 44-04 (effective January 24, 2005). Map 71 has been amended several times since the error first occurred in 2004. The most recent amendment to Map 71 was published with Ordinance No. 32-15 (effective January 28, 2016).

The subject area of the Scrivener's Error is shown on the map below.

## AREA OF SCRIVENER'S ERROR



## RELATED PROPOSALS

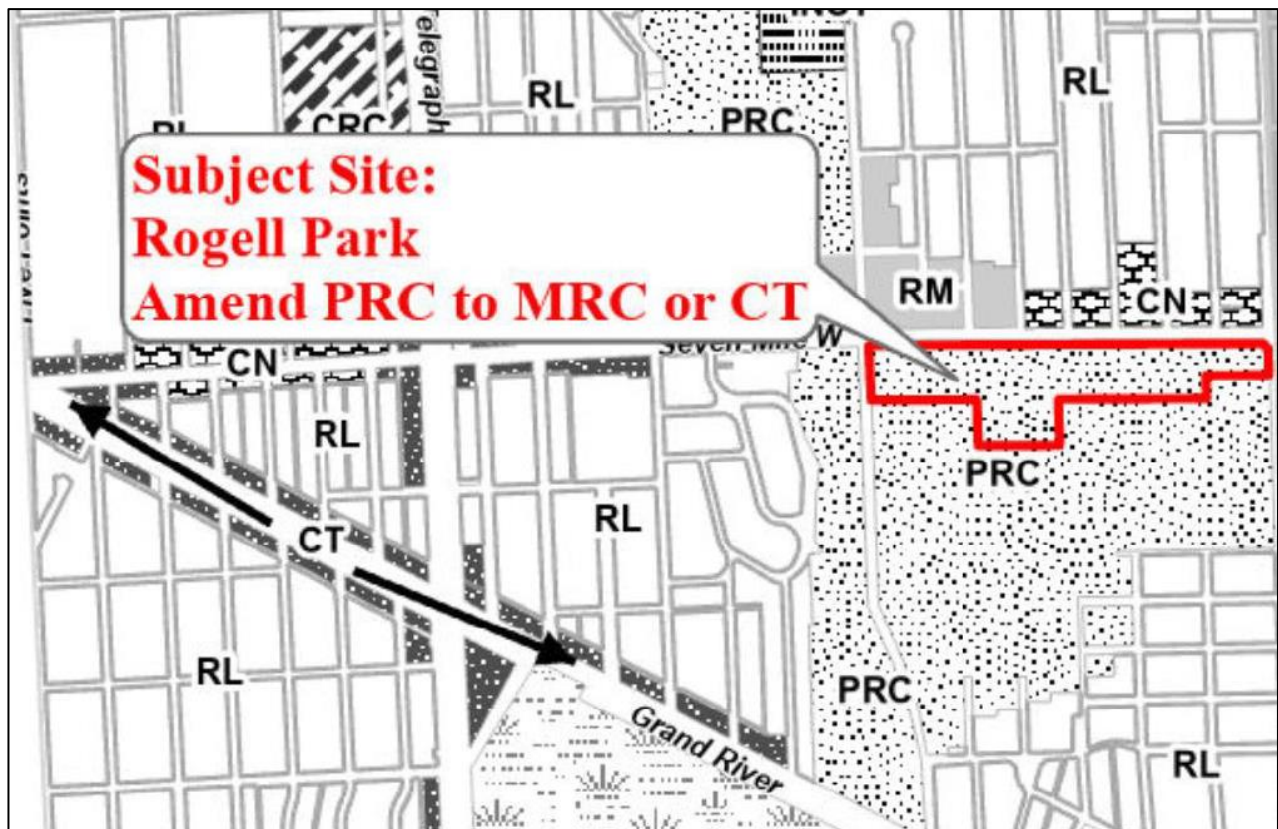
The subject Scrivener's Error was discovered by CPC staff while researching the PD (Planned Development) zoning districts in preparation for the PD rezoning public hearing on April 3<sup>rd</sup> of this year. A subsequent request for a rezoning and Master Plan amendment for the property formerly known as the Rogell Golf Course presented the opportunity to further that research and now necessitates this correction. The Master Plan amendment and rezoning requests are being proposed to allow for the development of a multiple-family housing complex, public park, and potential retail development, with the residential and retail components being located along the southside of West Seven Mile Road. The subject Scrivener's Error includes a portion of the area proposed for rezoning and Master Plan amendment.

The proposals above include rezoning 22 acres of land along the southside of West Seven Mile Road from R1 to an appropriate zoning district classification for the proposed multiple-family residential and commercial development and the remainder of the former golf course from R1 to PR (Parks and Recreation). The proposed Master Plan amendment is being requested to amend the existing PRC (Recreation) designation to MRC (Mixed Use Residential/Commercial) or CT

(Commercial Thoroughfare) for the same 22 acre area. The remainder of the former Rogell Golf Course site is proposed to remain the existing PRC designation. The proposed rezoning and Master Plan subject areas are shown on the maps below.

The proposed rezoning and Master Plan amendment are expected to come before the CPC in 2026. Currently both proposals are being shared with the public through meetings hosted by the petitioners, the DECG and the Planning and Development Department as well as being publicized at various public meetings held by City Council President Pro Tem James Tate.

#### MAPS OF PROPOSED REZONING AND MP AMENDMENT







## CONCLUSIONS AND RECOMMENDATION

City Planning Commission staff having researched and publicly presented this matter has determined the nature and necessity for this correction as presented above. Therefore, CPC staff respectfully recommends approval of the above referenced map correction of the Scrivener's Error first published by Ordinance No. 44-04 for the property generally located on the southside of West Seven Mile Road, between Lasher and Glenhurst Roads. Following the CPC's action, a report and resolution will be submitted to City Council for its consideration and adoption.

Attachments: Corrected Zoning Map No. 71  
Current Zoning Map No. 71  
Zoning Map No. 71 as published in 1942  
Property line survey for subject property