

City of Detroit

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TO: City Planning Commission

FROM: Dolores Perales-Lara, City Planner

RE: **The request of the Detroit Land Bank Authority in conjunction with the Detroit City Planning Commission as co-petitioner to rezone the property located at 3604 Rosa Parks Boulevard, 3601 Cochrane, 3617 Cochrane, 3623 Cochrane, 3631 Cochrane, and 3639 Cochrane Street where a PD (Planned Development) zoning classification is shown to an R3 (Low Density Residential) zoning classification in addition to the property located at 3761 W. Grand River Avenue where a PD zoning classification is shown to an SD2 (Special Development District, Mixed-Use) zoning classification. (RECOMMEND APPROVAL)**

DATE: January 26, 2026

RECOMMENDATION

The City Planning Commission (CPC) staff has completed its review of this request and based upon the following report recommends **APPROVAL** of the rezoning request.

The CPC has received a request of the Detroit Land Bank Authority (DLBA) in conjunction with the Detroit City Planning Commission as co-petitioner to amend Article XVII, Section 50-17-4, District Map No. 3 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R3 zoning classification where a PD zoning classification is shown at 3604 Rosa Parks Boulevard, 3601 Cochrane, 3617 Cochrane, 3623 Cochrane, 3631 Cochrane, and 3639 Cochrane Street and to show an SD2 zoning classification where a PD zoning classification is shown at 3761 W. Grand River Avenue. The subject properties for the proposed R3 zoning classification are generally bound by Cochrane Street to the east, Magnolia Street to the north, Rosa Parks Boulevard to the west, and Brainard Street to the south. The subject property for the proposed SD2 zoning classification is generally located at the intersection of W. Grand River and Magnolia Street. The proposed rezoning is indicated as the shaded area on the accompanying map.

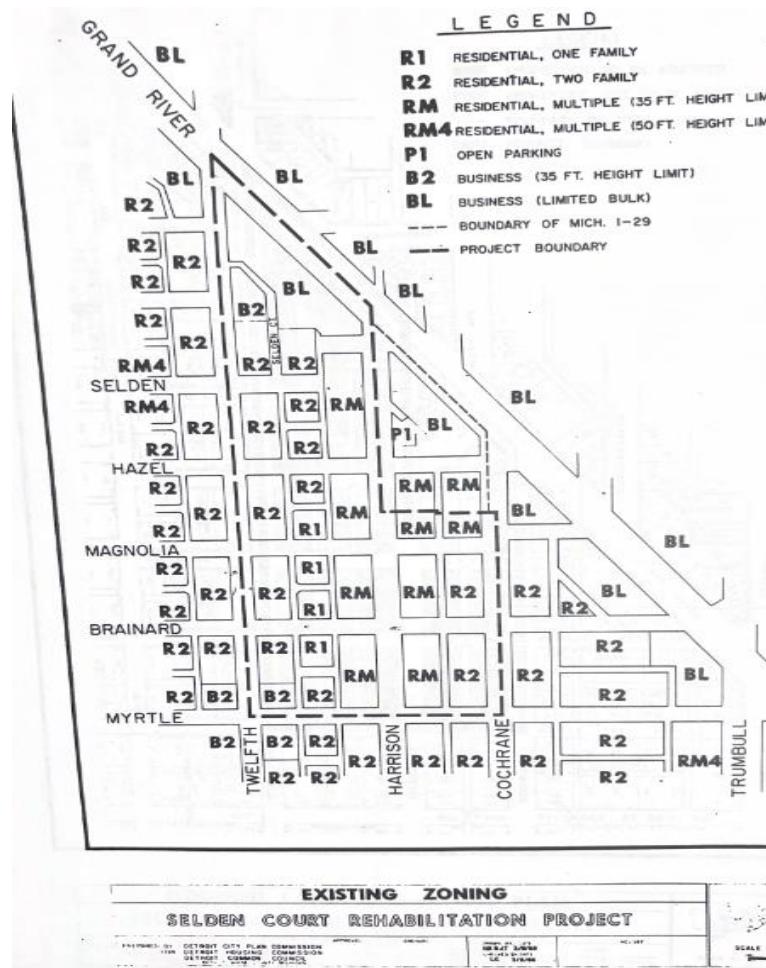
All the subject parcels are vacant and owned by the DLBA, except for a privately owned house at 3601 Cochrane Street. The proposed map amendment is being requested to allow the DLBA to pursue small-scale, pedestrian and transit-oriented mixed-use development that is compatible with the surrounding neighborhood and to remove the PD zoning from the aforementioned house.



BACKGROUND AND REQUEST

Urban Renewal Area

The subject area is currently within the Core City community and City Council District 6. The site is also located within the former Selden Court urban renewal area created by City Council in 1968. The general boundaries of this urban renewal area are Grand River, Harrison and Cochrane, Martin Luther King Jr. Blvd (Myrtle), and Rosa Parks Boulevard shown on the map below.



Initial Selden Court project map circa 1967.

The parcels located at 3604 Rosa Parks Boulevard (formerly Twelfth Street), 3601 Cochrane, 3617 Cochrane, 3623 Cochrane, 3631 Cochrane, and 3639 Cochrane Street were originally included within the project boundary of the Selden Court development plan. The plan's land use provisions permitted multi-family dwellings, open parking, limited bulk businesses (uses associated with convenience goods), and uses accessory to the foregoing uses.

Since 1968, some of the urban renewal parcels have been developed including the 12-story Roberts III Apartments for seniors at 3901 Grand River, 3-story apartment complex at 1800 Magnolia, and 2-story Meadows of Honor apartment building at 1800 Brainard. In 2010, the City approved the development, then known as the Brainard Senior Complex, after determining it was in compliance with the Selden Court development plan. This site is now Meadows of Honor. It is important to note that while 3761 W. Grand River Avenue was not originally included within the direct project boundary of Selden Court, the parcel is immediately adjacent to the site and was included in the broader PD rezoning.

Past Zoning

Prior to their rezoning to PD in 1972, the parcels were zoned R1 (Single-Family Residential), R2 (Two-Family Residential), and B4 (General Business). The zoning was changed to PD to align with the anticipated urban renewal development of Selden Court.

Proposal

The proposed rezoning is intended to allow the DLBA to pursue small-scale, pedestrian and transit-oriented mixed-use development that is compatible with the surrounding neighborhood. If rezoned, the DLBA plans to market the subject vacant parcels.

The CPC is serving as a co-petitioner for the rezoning by adding one parcel developed with a house at 3601 Cochrane. This parcel is owned by Micah J Smith and Esperanza Cantu. For the public hearing, Mr. Smith and Ms. Cantu were mailed a public hearing notice. In late December, CPC staff also attempted to contact these owners but have not yet received any feedback. CPC staff assumes the owners will welcome the removal of the PD with its restrictions.



Existing site as viewed from an aerial perspective.

COMMUNITY OUTREACH AND PUBLIC HEARING RESULTS

On January 15, 2026, the City Planning Commission held a public hearing regarding the petitioner's request. Prior to the hearing, the DLBA conducted various forms of community engagement. Informational flyers about the proposed rezoning were strategically distributed across the Core City neighborhood near the proposed rezoning site. The DLBA noted that they have received support from the nearby Grand River Block Club regarding the proposed rezoning; however, they have not received any feedback from Core City Strong.

CPC staff also attempted to contact both Core City Strong and the Grand River Block Club; however, no responses have been received from either organization regarding the rezoning. Additionally, CPC staff contacted the Woodbridge CDC, the adjacent neighborhood nonprofit, to inquire whether they or Woodbridge residents had any questions, concerns, or comments related to the Core City rezoning. Woodbridge CDC responded that they do not have any direct comments on the project, noting that the site is outside their boundary area and that they therefore remain neutral.

Public Hearing Results

At the January 15th hearing, no individuals spoke in favor or opposition to the proposed rezoning. During the hearing, the Commission asked staff questions pertaining to the current PD and what the suggested SD2 and R3 zoning classifications would introduce into the neighborhood. To date, one letter of support has been received from the Grand River Block Club. No letters of concern have been received by CPC staff.

Following the hearing, CPC staff were approached by a nearby property owner seeking information about the rezoning and next steps related to land acquisition. Staff provided contact information for the DLBA and encouraged the individual to reach out directly regarding potential purchase opportunities.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

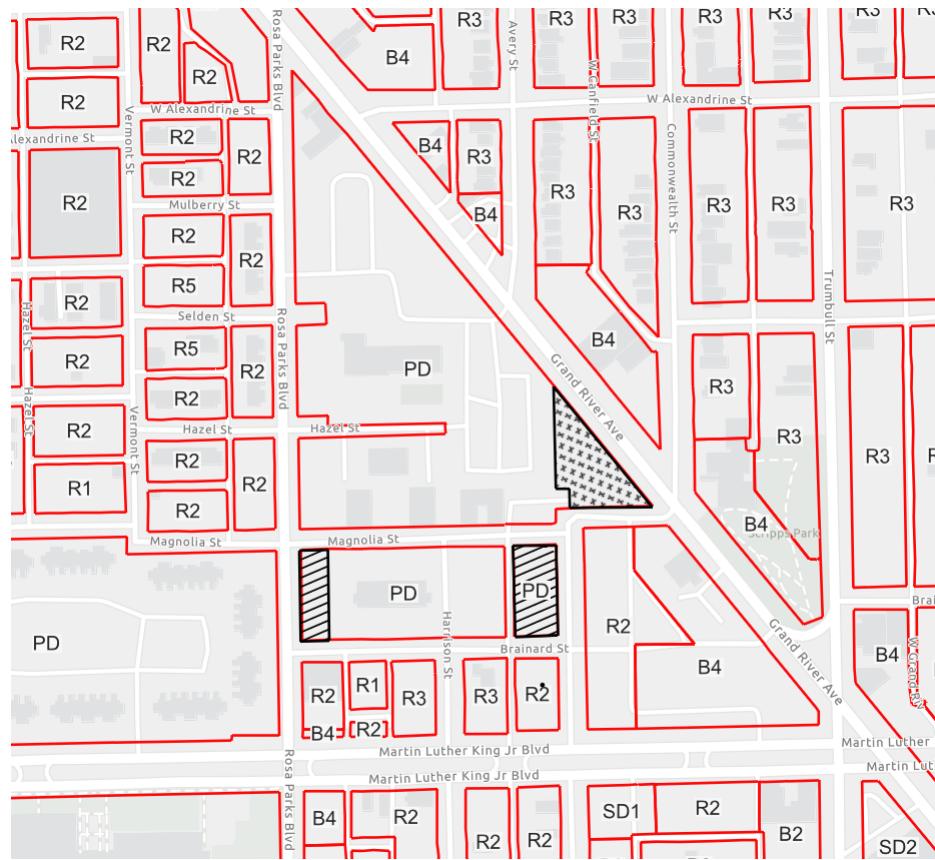
North: PD and B4; multi-family residential and developed commercial

East: PD, R2, and B4; vacant residential, multi-family residential, and developed commercial

South: R2 and B4; vacant residential, religious institution, and developed commercial

West: PD; multi-family residential

As shown on the zoning map below, parcels in the subject area are mostly PD, R2, R3 and B4. The parcels located to the north of the subject parcels are a combination of PD, R3 and B4 while a stretch of B4 and SD2 can be found along Grand River Ave. The surrounding area is primarily business, residential, and vacant land.



Zoning Classifications

The pertinent zoning district classifications are described as follows:

PD – Planned Development

This district allows planned developments citywide and is especially useful in urban renewal areas. PDs must align with the Master Plan's goals and with the general land-use category designated for the area (e.g., Residential, Public/Civic/Institutional, Commercial, Industrial, or Other). They should create a desirable environment compatible with surrounding uses. District regulations provide flexibility in development while maintaining safeguards for public health, safety, convenience, welfare, and, when applicable, historic preservation.

R3 – Low Density Residential

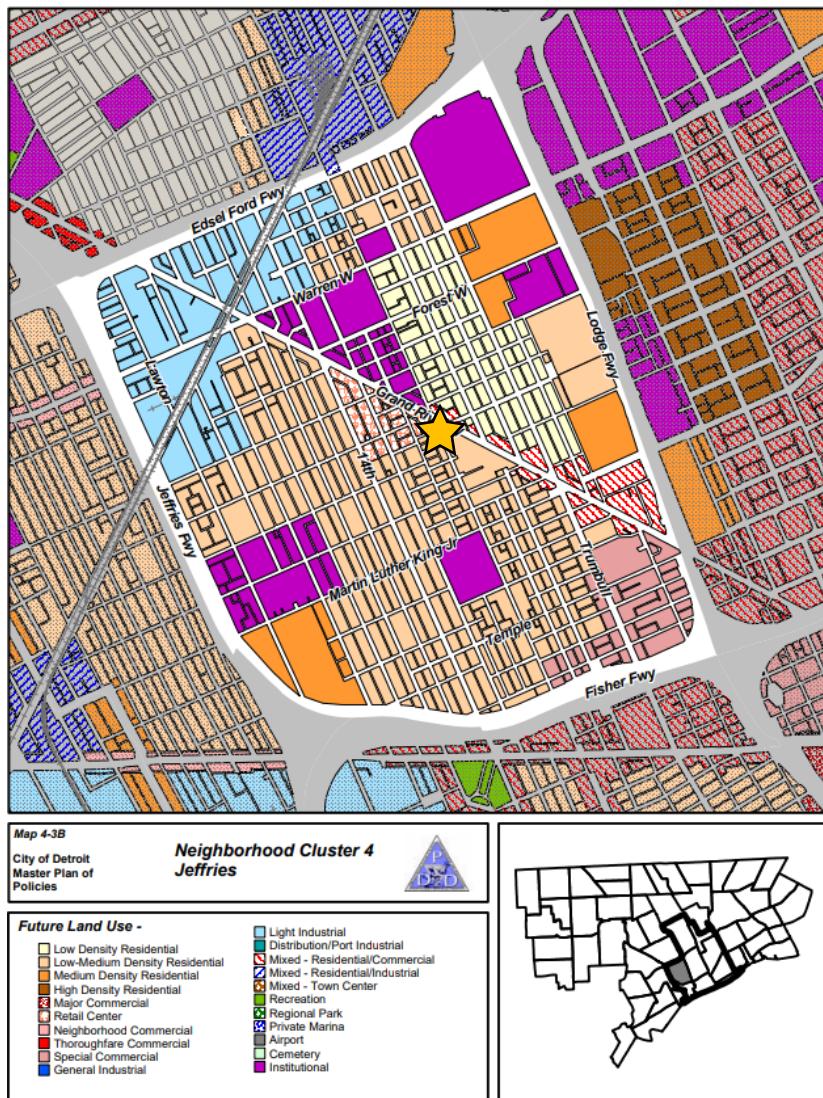
This district is designed to promote and encourage multi-family dwellings such as terrace house developments and garden apartments. This district is primarily used on local thoroughfares to encourage a suitable environment for family life. Uses permitted include two-family dwellings, multi-family dwellings,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

SD2 – Special Development District, Mixed-Use

This district promotes a mix of more intensive, pedestrian- and transit-oriented uses suited to neighborhood centers and major or secondary thoroughfares. Parking requirements are reduced in some cases to support transit and non-motorized travel, with shared and district parking encouraged. Certain on-premise alcohol-serving establishments are allowed without spacing requirements to help draw additional pedestrian activity.

Master Plan Consistency

The subject site is located within the Jeffries area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows both Mixed Residential/Commercial and Low-Medium Density Residential for the subject block. The Planning and Development Department (P&DD) provided a Master Plan Interpretation, stating that the rezoning is **generally consistent** with the Master Plan.



Zoning Ordinance Criteria

Section 50-3-70 of the Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. The following are the relevant criteria with CPC staff analysis.

- *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this chapter.* The Master Plan designates the site as "Low-Medium Density Residential" and "Mixed Residential/Commercial". The rezoning to an R3 and SD2 classification aligns with this designation, allowing for residential, business and commercial uses suited to the area.
- *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.* It is not anticipated that the proposed rezoning will have significant adverse impacts on the natural environment.

- *The suitability of the subject property for the existing zoning classification and proposed zoning classification.* The proposed rezoning is suitable for the subject property and is consistent with the adjacent properties and others in the immediate vicinity. The surrounding area consists of vacant land, low/medium-density residential development and commercial uses. The proposed rezonings would allow the subject property to be sold by the DLBA without the PD restrictions.
- *Whether the proposed rezoning will create an illegal spot zone.* The proposed rezoning will not create a spot zone. Aligning with the Master Plan, the proposed rezoning will not be introducing an incompatible or disruptive land use.

Attachments: Public Hearing Notice
Application for Zoning Change
DLBA Community Rezoning Flyer
Letter of Support

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
Daniel Arking, Law Department