

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.**
DATE: January 14, 2026

On January 15, 2026, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of the Detroit Land Bank Authority (DLBA) in conjunction with the Detroit CPC 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.

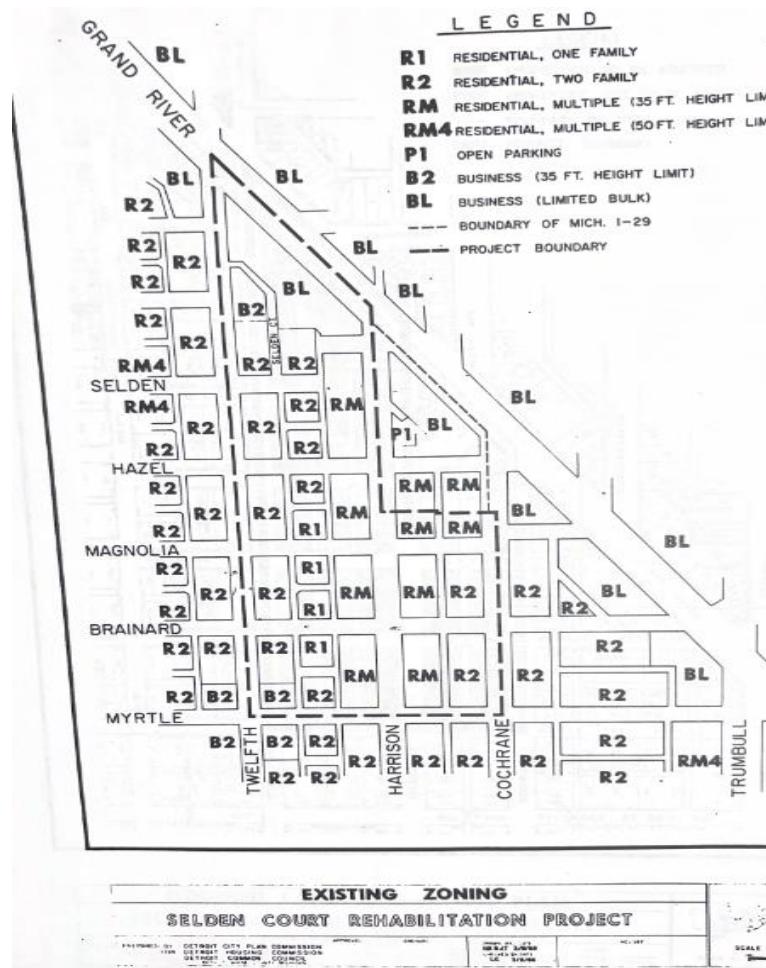
All the subject parcels are vacant and owned by the DLBA, except for a privately owned house at 3601 Cochrane Street. The proposed map amendment is being requested to allow the DLBA to pursue small-scale, pedestrian and transit-oriented mixed-use development that is compatible with the surrounding neighborhood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

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

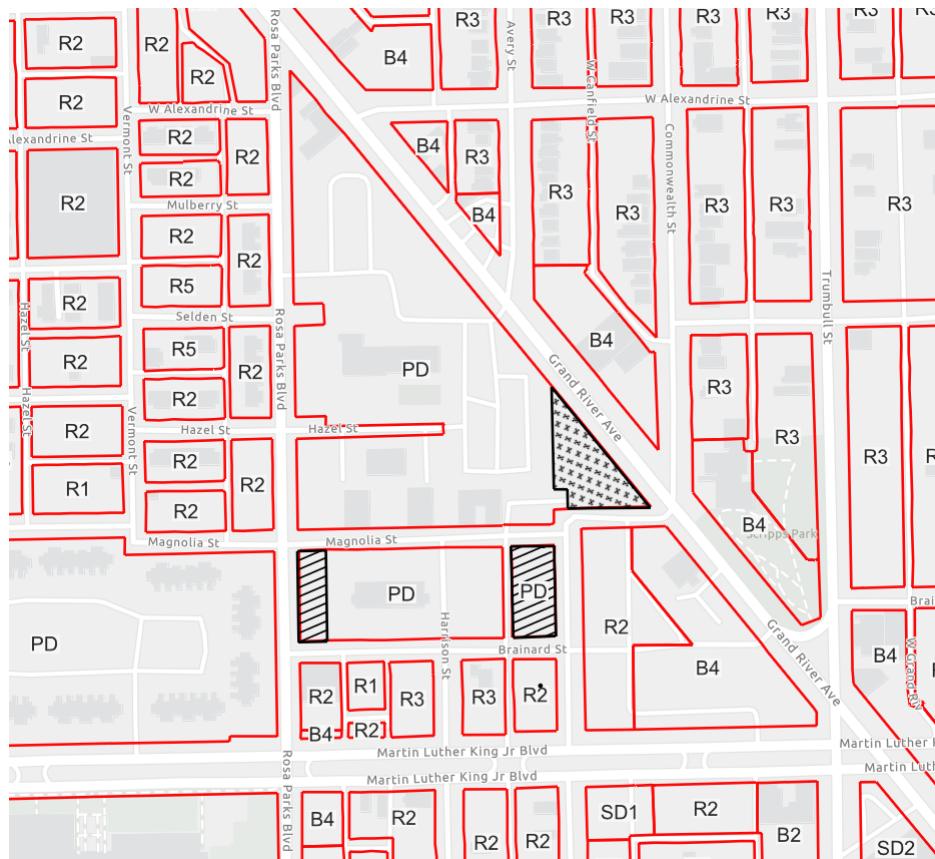
North: PD and B4; multi-family residential and developed commercial

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 (Low Density Residential) 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.

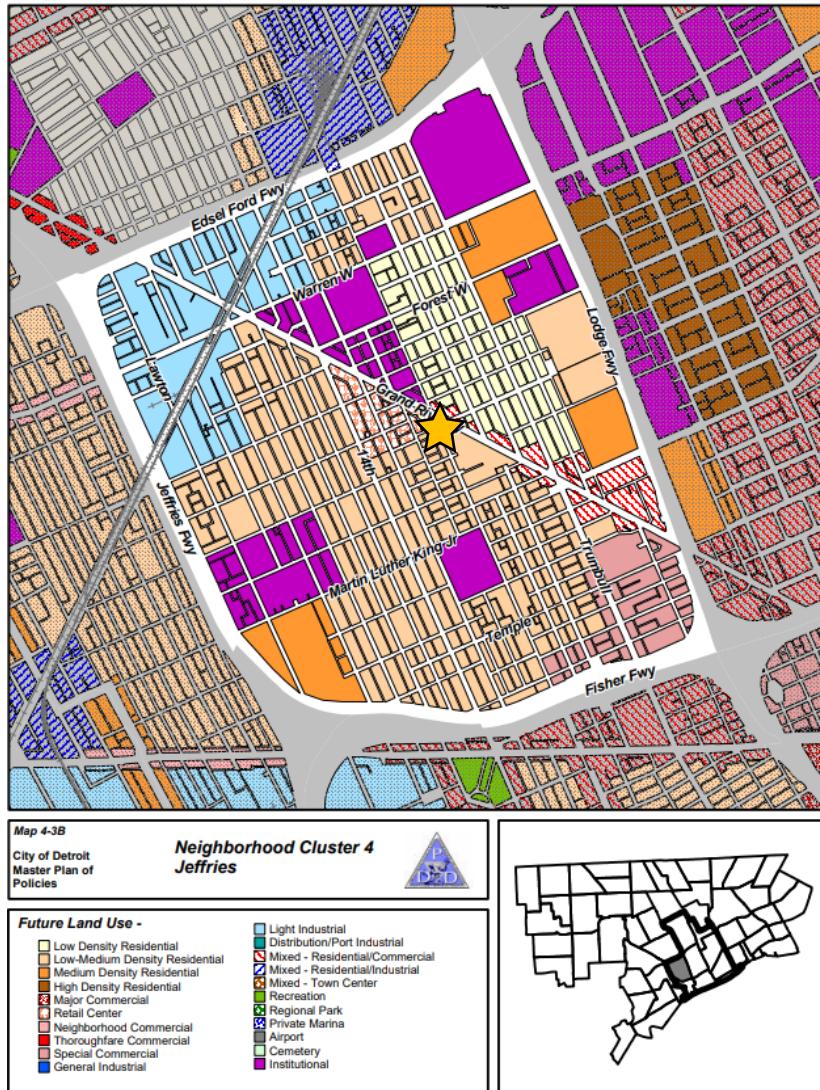
SD2– Special Development District, Mixed-Use

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 Retail Center and Low- Medium Density Residential for the subject block. A master plan interpretation has been requested by the Planning and Development Department (P&DD) and will be provided at a later date.



Community Input and Follow-up

The DLBA indicates it has reached out to the following entities:

- Core City Strong
- Grand River Block Club

Informational flyers regarding the proposed rezoning were distributed by the DLBA throughout the Core City neighborhood near the proposed rezoning sites. The DLBA noted that they have received support from Grand River Block Club regarding the proposed rezoning, however have not received commentary 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.

One letter of support has been received from the Grand River Block Club. No letters of concern have been received by CPC staff at this time.

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