

CITY OF DETROIT

CITY PLANNING COMMISSION
ANNUAL REPORT

Fiscal Year 2024 – 2025

INTRODUCTION

The establishment, powers and duties of the Detroit City Planning Commission (CPC) is set forward in Section 4-301 in the Detroit City Charter and further provided for Michigan Planning Enabling Act, the Zoning Enabling Act and the 2019 Detroit City Code, Chapter 50, *Zoning*, Article II, Division 2, Sections 50-2-11 through 50-2-14. The CPC consists of 9 members appointed by the Detroit City Council. The CPC is responsible for:

- Advising the City Council on development matters
- Advising the City Council on amendments to the Zoning Ordinance
- Advising City Council on amendments to the Master Plan of Policies
- Assisting the City Council in those aspects of ordinance administration specified by the ordinance itself, including review of site plans, signs, exterior building design and building alterations in specified zoning districts
- Serving as the zoning commission under the authority of both the MPEA (MCL 125.3801) and the Michigan Zoning Enabling Act (MCL 125.3101)
- Studying special topics or conducting other special projects as requested by the City Council and others

The MPEA (PA 33 of 2008, section 125.3819) requires that “A *planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.*” This report satisfies that requirement for the fiscal year beginning 07/01/2024 and ending 06/30/2025.

This report contains a record of the CPC’s activity over the past year. Highlights of the CPC’s work include:



Text Amendments

The CPC recommended approval of **five** zoning text amendments. As of the end of the reporting period **of this report**, **four** of the amendments were adopted by City Council.



Lapsed PD Project

The CPC made strides in their efforts to address the issue of defunct PD zoning districts, in efforts to bring properties in line with zoning regulations and improve marketability.



Zone Detroit

CPC staff continued work on Zone Detroit, an update to the Zoning Ordinance focused on emerging trends and community goals.



Rezonings

The CPC made recommendations on 16 rezoning requests, recommending approval of 15 requests and denial of one.

MEMBERSHIP

CPC members for this reporting period were:

Name	Council District
Donovan Smith, AICP – <i>Chairperson</i>	2
Melanie Markowicz – <i>Vice Chairperson / Secretary</i>	5
Adrian-Keith Bennett	At-Large (Council Member Young)
Kenneth R. Daniels	3
David Esparza, AIA, LEED	6
Ritchie Harrison	4
Gwendolyn A. Lewis, MBA	7
Rachel M. Udabe	At-Large (Council Member Waters)
Frederick E. Russell, Jr.	1

STAFF

The CPC is assisted by an eight-member staff of city planners, along with a four-member administrative staff. Occasionally, additional support is provided by other staff members from within the Legislative Policy Division. CPC staff performs technical research and analysis and makes recommendations on petitions, referrals, initiatives, and ongoing projects related to development matters in Detroit.

Staff assisting the CPC during this reporting period were:

CITY PLANNING COMMISSION STAFF	ADMINISTRATIVE STAFF
Marcell R. Todd, Jr. – <i>Director</i>	Wilene Green
Christopher Gulock, AICP – <i>Deputy Director</i>	Sandra Jeffers
M. Rory Bolger, Ph. D., FAICP	Sabrina Shockley (Retired)
Eric Fazzini	Wanda Akilah Redmond
Kimani Jeffrey	Theresa Thomas
Jamie Murphy	
Dolores Perales	
Timarie Szwed	

MEETINGS

The MPEA requires that local Planning Commissions meet at least four times a year. The CPC meets regularly on the first and third Thursday of each month, except during the months of August and December. CPC meetings are held in person with the option of virtual participation as well. The CPC held 21 meetings during the reporting period. A summary of meeting dates is included below.

July 11, 2024	February 13, 2025 - <i>canceled</i>
July 25, 2024	February 20, 2025 - <i>canceled</i>
September 5, 2024	February 27, 2025 - <i>special meeting added</i>
September 19, 2024	March 6, 2025
October 3, 2024	March 20, 2025
October 17, 2024	April 3, 2025 - <i>held at WCCCD Northwest Campus</i>
November 7, 2024	April 17, 2025
November 21, 2024	May 1, 2025
December 5, 2024	May 15, 2025
January 16, 2025	June 5, 2025
January 30, 2025	June 26, 2025
February 6, 2025	

ZONING ORDINANCE TEXT AMENDMENTS & REZONINGS

Zoning is the legal mechanism through which the vision and planning goals of the city are translated into development regulations. It is imperative that a community maintain an up-to-date zoning ordinance which aligns with those goals and addresses emerging trends. Amendments to the Zoning Ordinance include both text amendments and rezonings (map amendments). A summary of those amendments discussed by the CPC during the reporting period can be found below.

ZONING ORDINANCE TEXT AMENDMENTS

The following amendments to the Zoning Ordinance were recommended for approval during the reporting period:

Topic	Summary	Status
Solar Generation Stations	Regulations to exempt solar generation stations developed by or on behalf of the City, located on land owned by the City or a City agency, from zoning regulations. Regulations were also established for privately developed solar facilities.	Approved by City Council on 11/26/2024
Sixth General	A range of issues both substantive and non-substantive changes to policy and practice concerning, but not limited to, the permissibility of uses, dimensional requirements, definitions and procedures as well as needed corrections and clarifications	Under consideration by City Council
Screening and Buffering	Regulations to streamline and update landscaping and screening requirements to a limited set of land uses and site features, and to modernize related fencing and wall standards for nonresidential uses with the goal of proactively improving the appearance of commercial and industrial properties and corridors.	Approved by City Council on 11/25/2025
High/Medium Impact Manufacturing	Amendment correcting an error from a previous amendment with respect to High/Medium-impact Manufacturing and Processing uses on land zoned B2 and B4.	Approved by City Council on 03/04/2025
Adaptive Reuse	Amendment to allow for former institutional buildings to be utilized via adaptive reuse and tactical preservation	Approved by City Council on 11/18/2025

REZONINGS

During the reporting period the CPC discussed the following zoning map amendments, or rezonings. The map below indicates the locations of these rezonings, highlighting those rezonings that were approved by City Council during the reporting period, as well as those that were still under consideration by City Council, and those requests that were denied.

During the reporting period the following properties went through the rezoning process in which the CPC recommended approval prior to the City Council's passage of a map amendment to the Zoning Ordinance.

- Hitsville USA a.k.a. Motown Museum (Giffels Webster): B4 (General Business) and R2 (Two-Family Residential) to SD2 (Special Development District, Mixed Use) in and around the existing Motown Museum, in the area generally bounded by West Grand Boulevard, Milwaukee Avenue, Ferry Park Street and Holden Street, to allow for the expansion of the existing Motown Museum – Map No. 7

- 5807 Toledo (5807 Toledo LLC): R2 (Two-Family Residential) to R3 (Low Density Residential) to update the zoning to be consistent with the existing use of multi-family apartment building – Map No. 41
- Merit Park (Friends of Merit, LLC): R1 (Single-family Residential) and B2 (Local Business and Residential) to B4 (General Business) zoning classification at 9715 Burnette Ave. and 10141 W. Grand River Ave, respectively, to allow for the development of Merit Park – Map No. 56
- 5975 16th Street (Jeremy Rosenberg on behalf of 5975 16th Street LLC): R2 (Two-family Residential) to SD1 (Special Development District, Small-Scale, Mixed Use) to allow for the redevelopment of a vacant building for retail use – Map No. 46

During the reporting period the following properties went through the rezoning process in which the CPC recommended denial prior to the City Council voting to accept the recommendation of denial:

- The Garden Bug (Tina Castleberry): Request to rezone from a Low Density Residential (R3) to a Local Business and Residential (B2) zoning classification at 4213 and 4225 West Davison Avenue, to allow for the legal operation of an existing outdoor garden center – Map No. 58

The following requests for rezonings were recommended for approval by the CPC, but had not been voted on by City Council at the conclusion of the reporting period:

- SIA Area Downzoning (Initiative of the City Planning Commission): Request to downzone land from M3 (General Industrial) and M4 (Intensive Industrial) to a M2 (Restricted Industrial) zoning classification in the area served by the Schoolcraft Improvement Association. The properties proposed for rezoning are generally located north of the I-96 Freeway, between Southfield Road and Greenfield Road, with an additional five properties east of Greenfield Road – Map No. 67 and 68
- Great Lakes Water Authority (GLWA) pump station at Freud and Conner (GLWA): Request to rezone 11 parcels, as well as the vacated Freud Street and public alleys located between Conner and Navahoe Street from R2 (Two-Family Residential) to either R5 (Medium Density Residential) or PD (Planned Development) zoning classification, to allow for the construction of a new GLWA pump station – Map No. 31
- Chapel Hill Church (Initiative of City Planning Commission): Request to rezone sixteen lots on Yosemite Ave. and Riviera Ave. in the immediate vicinity of the Chapel Hill Missionary Church from PD (Planned Development) to a R3 (Low-

Density Residential) zoning classification. This rezoning is part of the CPC's efforts to address defunct PD's throughout the city – Map No. 47

- 3761 and 3767 Humphrey (Initiative of City Planning Commission): Request to rezone two parcels from PD (Planned Development) to a R2 (Two-Family Residential) zoning classification. This rezoning is part of the CPC's efforts to address defunct PD's throughout the city – Map No. 47
- Southwest Fight Club (Ronald Hatmaker in conjunction with the City Planning Commission): Request to rezone eight properties on McGraw Ave., generally bounded by an alley to the north, Hartford St. to the east, McGraw Ave. to the south, and John E. Hunter St. to the west, from R2 (Two-family Residential) to SD1 (Special Development District, Small-Scale, Mixed-Use) to allow for the Southwest Fight Club Mixed Martial Arts and Boxing facility – Map No. 45
- Detroit Farm and Cider (Leandra King and Herman Stacy, in conjunction with the Detroit City Planning Commission): Request to rezone properties at 11534 Woodrow Wilson Ave., 1540, 1550, 1636 Lawrence St., and 1551, 1537 Burlingame St. from R2 (Two-family Residential), R5 (Medium-density residential), and R6 (High Density Residential) to an SD1 (Special Development, Small-scale, Mixed-use) zoning classification, to allow for the legal operation of Detroit Farm and Cider as well as expanded uses at a nearby church – Map No. 9
- Field St. north of Kercheval (Fusco, Shaffer & Pappas, Inc. on behalf of the Church of the Messiah Housing Corp. in conjunction with the Detroit City Planning Commission): Request to rezone 2124, 2138, 2148, 2158, 2166, 2172, and 2184 Field Street from R2 (Two-family Residential) to an R5 (Medium Density Residential) zoning classification, to allow for the construction of a new multi-family residential development – Map No. 29
- Map 71 Lapsed PDs (Initiative of the Detroit City Planning Commission): Proposal to rezone eleven locations of defunct Planned Developments from PD (Planned Development) to either R1 (Single-family Residential), R2 (Two-family Residential), R3 (Low Density Residential) or R5 (Medium-Density Residential) zoning classifications, as part of a larger effort to address defunct Planned Developments throughout the city – Map No. 71
- 560 and 580 Civic Center Drive (Detroit Regional Convention Facility Authority): Request to rezone from a B5 (Major Business District) to a PC (Public Center District) zoning classification to allow for the expansion of the existing Huntington

Place – Map No. 1

- 656 and 662 Melbourne (Patrick Lynch): Request to rezone from R3 (Low Density Residential) to a B4 (General Business) zoning classification to allow for the expansion installation of an HVAC system and outdoor lounge expansion to the adjacent Schvitz Health Club – Map No. 8
- Duane Street and Petoskey Avenue (Wallick Development, LLC): Request to rezone from R2 (Two-Family Residential) to SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification at 4094 Duane St., to allow for a multi-family residential development – Map No. 47
- Trumbull and West Warren (Detroit Land Bank Authority): Request to rezone 4838 Trumbull from PD (Planned Development) to R5 (Medium Density Residential) as well as the properties at 4830 Trumbull and 4827 Lincoln from PD (Planned Development) to SD1 (Special Development District, Small-scale, Mixed-Use), to allow the DLBA to market the existing vacant properties – Map No. 5

DRAFT

PLANNED DEVELOPMENT MODIFICATIONS

The CPC is responsible for reviewing all modifications to existing PDs (Planned Development Districts). The CPC recommended approval of the following PD modifications:

- Fellowship Estates (Fusco, Schaffer and Pappas Architects on behalf of Amandla CDC): Prior to the reporting period the CPC recommended approval to modify the terms and conditions of the existing (Planned Development) on Map No. 65 created by Ordinance No. 29-06 and last amended by Ordinance No. 15-16, commonly known as Fellowship Estates, to allow for the development of 96 garden style apartments to be completed over two phases. City Council voted to accept the recommendation for approval during the reporting period.
- The MID Project (GFI Hospitality): During the reporting period the CPC recommended approval of the request for a minor modification and extension of an existing PD (Planned Development) zoning district at 3750 Woodward Avenue.
- 1326 St. Antoine (Rock Economic Development Group): During the reporting period the CPC recommended approval of the request to modify the terms and conditions of the existing PD (Planned Development) established by Ordinance 49-25 at 1326 St. Antoine, on Map No. 2, to allow for the development of a new research facility. The requested PD Modification was not yet moved on by the City Council at the conclusion of the reporting period.

SPECIAL DISTRICT REVIEWS

The CPC is responsible for coordinating review of permit applications in the PC (Public Center) and PCA (Public Center Adjacent) zoning districts. The CPC recommended approval of the following Special District Reviews prior to or during the reporting period:

General Location / Commonly Known As	Summary	Status
1 Woodward Avenue	PCA Special District Review of the request of Valley City Sign/LaVanway Sign Company on behalf of Fifth Third Bank for two new signs	Approved by City Council on 10/22/2024
Hart Plaza	PC Special District Review of the request of the Smith Group on behalf of the City of Detroit General Services Department of proposed renovations of the “grand staircase” in Hart Plaza including new paving, landscaping, and seating	Approved by City Council on 07/30/2024
Chipotle Signage	PCA Special District Review of the request of Metro Signs and Lighting on behalf of Bedrock for two proposed new signs at 630 Woodward Ave.	Approved by City Council on 03/04/2025
Chick-Fil-A	PCA Special District Review for proposed alterations at 660 Woodward Ave.	Approved by City Council on 4/15/2025
Huntington Place Alteration	PC Special District Review to authorize alterations at the Huntington Place Convention Center	Approved by City Council after reporting period on 07/15/2025

ADDITIONAL ACTIVITIES

In addition to the CPC activities described in previous sections of this report, the CPC was responsible for the following:

- Reviewing the 2025-2026 Community Development Block Grant (CDBG) Neighborhood Opportunity Fund overview and public service funding recommendations
- Reviewing the 2026-2030 Five Year Capital Agenda
- BSEED permit reviews for work in PC, PCA, PD, SD4, SD5 districts: 197 permits reviewed
- Submitting Neighborhood Enterprise Zone certificate requests to City Council: 22 reports submitted to City Council
- Reviewing land sales submitted to City Council: 84 land sales reviewed for City Council

LOOKING FORWARD

Looking forward to fiscal year 2025-2026, the CPC aims to accomplish the following:

- Continuing work on *Zone Detroit* with additional funding from the federal government ProHousing grant
- Filling existing commission vacancies
- Completing in-progress rezonings and zoning text amendments
- Continue work with the Planning and Development Department to advance the update to the City's Master Plan of Policies under the Plan Detroit Project
- Assisting to host the American Planning Association National Conference to be held in Detroit in April 2026



Detroit City Planning Commission

CONTACT US

E-MAIL:

cpc@detroitmi.gov

WEB:

www.detroitmi.gov/government/commissions/city-planning-commission

PHONE:

(313) 224-6225

ADDRESS:

Coleman A. Young Municipal Center
2 Woodward Ave, Suite 208
Detroit, MI 48226