

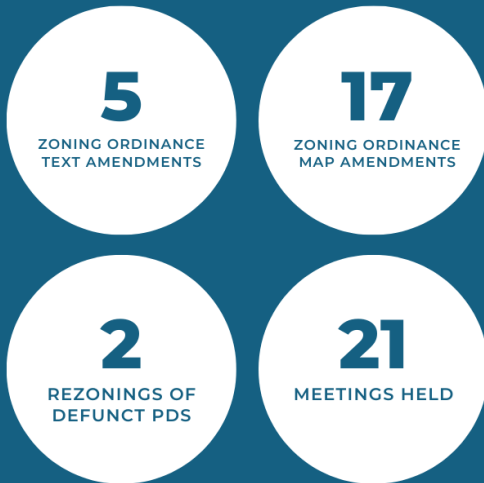
CITY OF DETROIT

CITY PLANNING COMMISSION
ANNUAL REPORT

Fiscal Year 2024 – 2025

CPC ACTIVITY SNAPSHOT

This snapshot shows the actions and recommendations of the CPC during FY 2024 - 2025. Not all of these items were acted on by City Council during the fiscal year.



OTHER REVIEWS
2025-2026 CDBG NOF BLOCK GRANT
2026-2030 CAPITAL AGENDA

CONTENTS

- LETTER FROM THE CHAIR..... 3
- INTRODUCTION 3
- COMMISSIONERS..... 5
- STAFF..... 5
- MEETINGS..... 6
- ZONING ORDINANCE TEXT AMENDMENTS & REZONINGS 7
- PLANNED DEVELOPMENT MODIFICATIONS. 14
- SPECIAL DISTRICT REVIEWS..... 13
- ADDITIONAL ACTIVITIES..... 14
- LOOKING FORWARD 15

HONORABLE MEMBERS OF THE DETROIT CITY COUNCIL, MAYOR MARY SHEFFIELD AND CITIZENS OF DETROIT:

On behalf of the Detroit City Planning Commission (CPC), it is my privilege to present our annual report. The 2024 – 2025 Fiscal Year was both productive and pivotal for our City. As Detroit prepared for upcoming elections and the transition to new leadership – including anticipated new members of the Commission – the CPC remained focused on serving the people and the interests of Detroit.

During the year, we said a sincere farewell to Melanie Markowicz, who served as Vice Chair/Secretary, who was dedicated to serving the City as a Commissioner. Commissioner Rachel M. Udabe stepped forward and was elected the role of Vice Chair/Secretary and continues to serve the Commission in this role with diligence.

Over the past year, the CPC reengaged its extensive work on ZoneDetroit and is now advancing through the final draft of the updated zoning code. We are encouraged to see the project evolve into a product that reflects emerging trends and, most importantly, the goals and priorities of the community. This modernization of Detroit’s zoning framework will provide a fresh perspective and essential tools to guide the City’s continued resurgence. We look forward to the culmination of this significant effort and to seeing the new code put into action.

In addition to ZoneDetroit, the CPC has continued to collaborate with the Planning & Development Department on Plan Detroit, a comprehensive update to the City’s Master Plan of Policies. Together, these initiatives represent coordinated effort to align Detroit’s long-term vision with its regulatory framework.

Our annual report highlights several other key activities undertaken by the CPC during the year. The Commission took action on five text amendments and sixteen rezonings, carefully evaluating each to ensure alignment with the City’s planning objectives and community priorities. Work also continued on the effort to rezone defunct Planned Development (PD) districts throughout the City, improving the marketability and development potential of these sites that have remained constrained under outdated PD designations.

In addition, the CPC participated in the review of the 2025-2026 CDBG NOF Block Grant applications and the 2026-2030 Capital Improvement Plan, helping to align funding and infrastructure investments with Detroit’s broader planning and community goals. These examples represent only a portion of the CPC’s work this year; a more comprehensive account of our activities is detailed in the pages that follow.

In closing, the CPC has remained steadfast in fulfilling its responsibilities to serve the people of Detroit throughout the last year, through both regulatory oversight and innovative planning initiatives. Drawing on the diverse expertise and dedication of our Commissioners and staff, we remain committed to encouraging thoughtful growth and equitable progress. We look forward to continuing our service and witnessing the sustained momentum that has come to define this great City.

Respectfully submitted,



Donovan Smith
Chair, Detroit City Planning Commission

INTRODUCTION

The Detroit City Charter provides for the establishment of a City Planning Commission (CPC) consisting of nine members appointed by the Detroit City Council. The Michigan Planning Enabling Act (MPEA) allows for the establishment of local Planning Commissions, which may serve as the local Zoning Commission among other associated activities. The establishment, powers and duties of the Detroit City Planning Commission are listed in the 2019 Detroit City Code, Chapter 50, Zoning, Article II, Division 2, Sections 50-2-11 through 50-2-13. The CPC is responsible for:

- Advising the City Council on development matters as defined by the City Charter
- Advising the City Council on amendments to the Zoning Ordinance text and zoning maps
- 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

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, three 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 updated zoning ordinance focused on emerging trends and community goals.



Rezonings

The CPC made recommendations on 17 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 Marckowicz – <i>Vice Chairperson / Secretary</i>	5
Adrian-Keith Bennet	At-Large
Kenneth R. Daniels	3
David Esparza, AIA, LEED	6
Ritchie Harrison	4
Gwendolyn A. Lewis, MBA	7
Rachel M. Udabe	At-Large
Frederick E. Russell, Jr.	1

STAFF

The CPC and Detroit City Council are currently assisted by an eight-member staff of city planners, along with a four-member administrative staff within the Legislative Policy Division (LPD). CPC staff performs technical research and analysis and makes recommendations on referrals, initiatives, and ongoing projects related to planning and development 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	Wanda Redmond
Timarie DeBruhl	Sabrina Shockley (Retired)
Eric Fazzini	Theresa Thomas
Kimani Jeffrey	
Jamie Murphy	
Dolores Perales-Lara	

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 22 meetings during the reporting period. A summary of meeting dates is included below.

July 11, 2024
 July 25, 2024
 September 5, 2024
 September 19, 2024
 October 3, 2024
 October 17, 2024
 November 7, 2024
 November 21, 2024
 December 5, 2024
 January 16, 2025
 January 30, 2025
 February 6, 2025

February 13, 2025 - *canceled*
 February 17, 2025 – *special meeting added*
 February 20, 2025 – *canceled*
 February 27, 2025 – *special meeting added*
 March 6, 2025
 March 20, 2025
 April 3, 2025 – *held at WCCCD Northwest Campus*
 April 17, 2025
 May 1, 2025
 May 15, 2025
 June 5, 2025
 June 26, 2025



ZONING ORDINANCE TEXT AMENDMENTS & REZONINGS

Zoning is the legal mechanism which turns planning goals into reality via 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. 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	Approved by City Council on 11/26/2024
Sixth General	A range of issues both substantive and non-substantive involving 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	Still under review 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 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	No action taken by City Council as of 06/30/2025

REZONINGS

During the reporting period, the CPC reviewed 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 waiting for City Council action as of the end of the reporting period, and those requests that were denied.

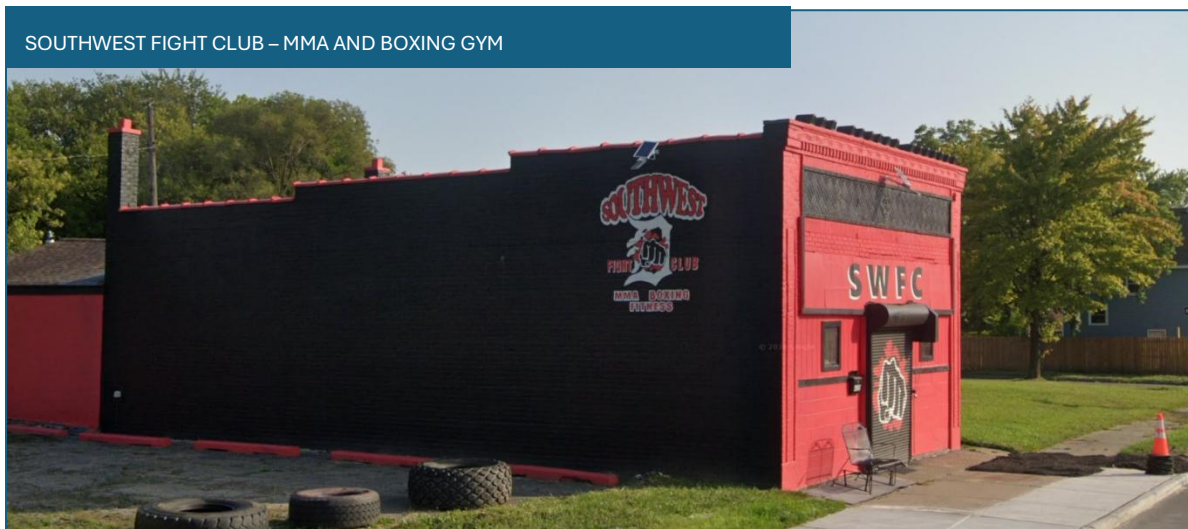
The following properties went through the rezoning process in which the CPC recommended approval prior to the City Council’s passage of a map amendment to the Zoning Ordinance.

- 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 community recreation facility – Map No. 56



MERIT PARK – UNDER CONSTRUCTION

- Southwest Fight Club (Ronald Hatmaker in conjunction with the City Planning Commission): R2 (Two-family Residential) to SD1 (Special Development District, Small-Scale, Mixed-Use) for 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 to allow for the Southwest Fight Club Mixed Martial Arts and Boxing facility – Map No. 45

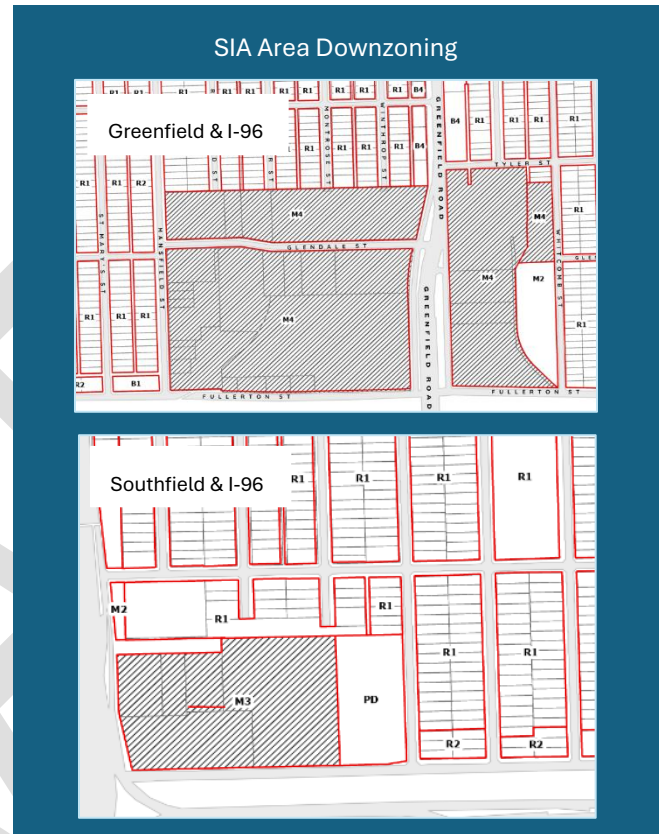


The following requests for rezonings were recommended for approval by the CPC, but had not been voted on by City Council at the conclusion of the reporting period:

- 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
- 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
- 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 convention center – Map No. 1

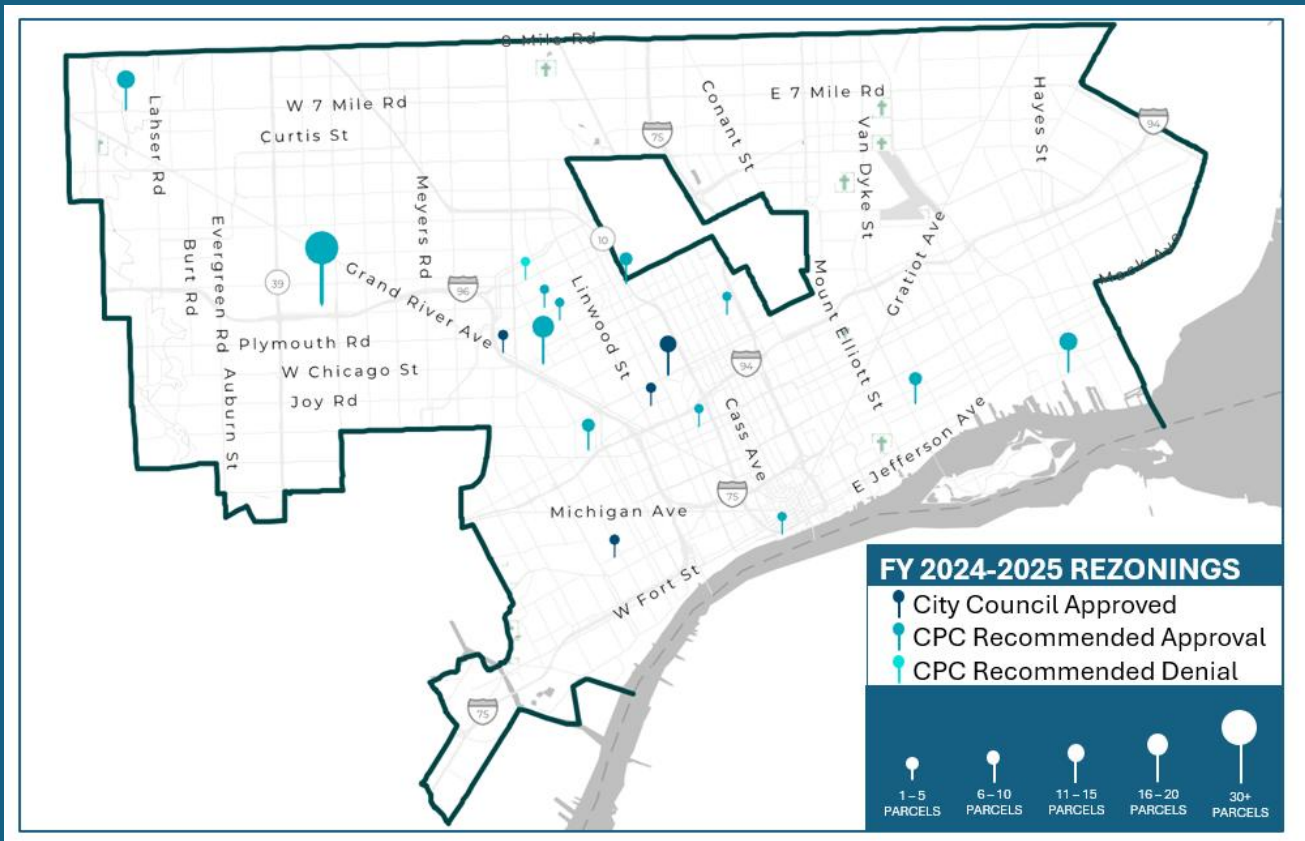
- Chapel Hill Church (Initiative of City Planning Commission): Request to rezone sixteen lots on Yosemite Ave. and Riviera Ave. in the immediate vicinity of the Chapel Hill Missionary Church from PD (Planned Development) to a R3 (Low-Density Residential) zoning classification. This rezoning is part of the CPC's efforts to address defunct PD's throughout the city – Map No. 47
- 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
- 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
- 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
- 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
- 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



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



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
557 East Jefferson Avenue	PCA Special District Review of requested exterior alterations related to a proposed entertainment use and unauthorized signage and mural development	Approved by City Council on 07/24/2024
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

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 voted on by the City Council at the conclusion of the reporting period.

THE MID



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 *ZoneDetroit* with additional funding from the federal government ProHousing grant
- Filling existing commission vacancies
- Completing in-progress rezonings and zoning text amendments
- Assisting to host the American Planning Association National Conference to be held in Detroit in April 2026

DRAFT



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