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TO: City Planning Commission

FROM: Timarie DeBruhl, City Planner

RE: **The request of DABCO, Inc. to rezone a portion of the property at 15321 Wyoming Street from a B2 (Local Business and Residential) zoning classification to a B4 (General Business) zoning classification to allow for the redevelopment of the site with a motor vehicle filling station, grocery store, and carry out restaurant with drive-thru.**

DATE: March 17, 2026

On March 19, 2026, the City Planning Commission (CPC) is scheduled to hold a public hearing at the request of DABCO, Inc. to amend Article XVII, Section 50-17-61, District Map No. 59 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a B4 (General Business) zoning classification where a B2 (Local Business and Residential) zoning classification is currently shown on the southern portion of the L-shaped parcel at 15321 Wyoming Steet, generally located at the northwest corner of Wyoming and Fenkell Streets. The area proposed for rezoning is indicated on the map below.

The proposed map amendment has been requested to allow for a combination of uses to include a motor vehicle fueling station, neighborhood convenience store, fresh food market, and hot food bar with drive-thru. The existing B2 zoning classification on the southern portion of the L-shaped parcel fronting Fenkell Street does not allow for the proposed combination of uses, specifically the fueling station and drive-thru, while the B4 zoning classification of the northern portion of the property does support the proposed combination of uses.

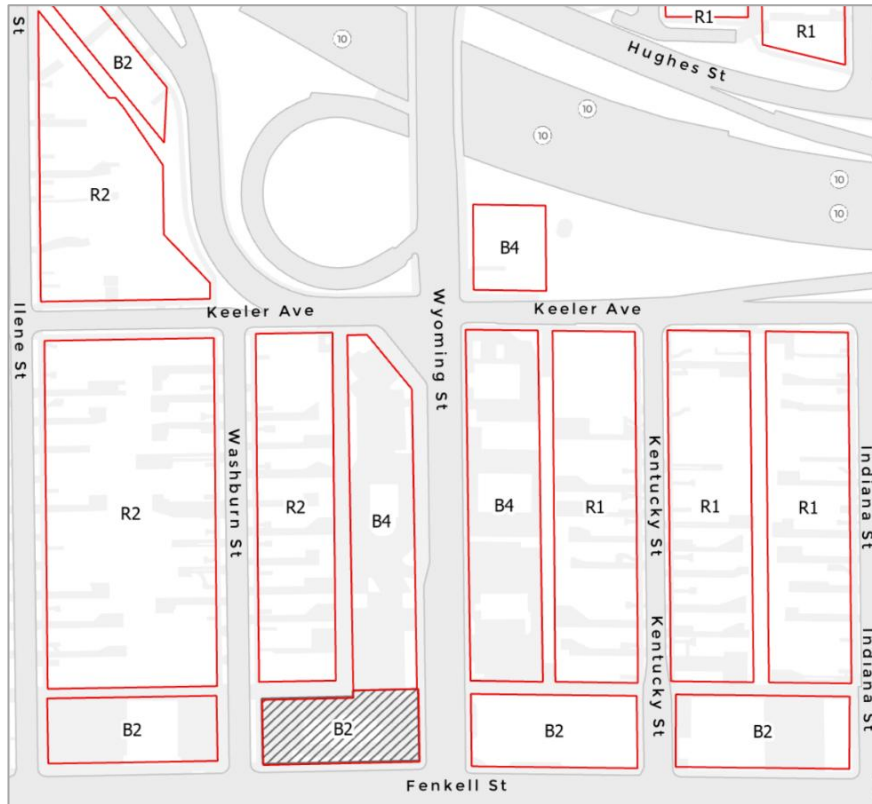
The pertinent zoning district classifications for the proposed rezoning are described as follows:

B2 – Local Business and Residential

This district provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted in this district.

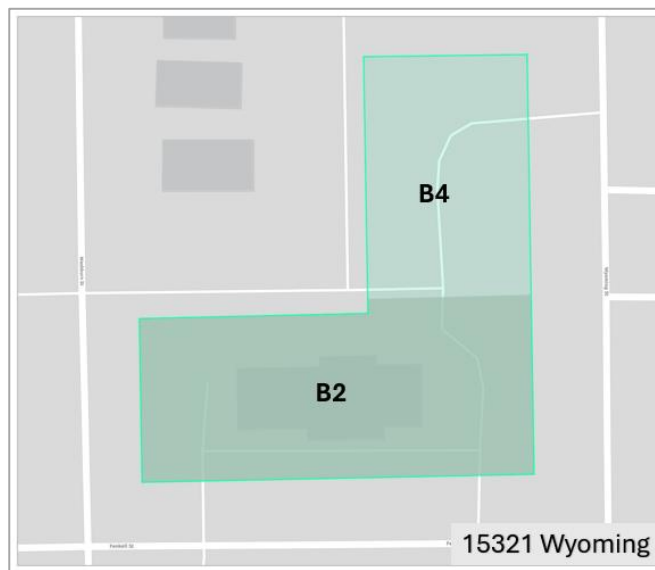
B4- General Business District

This district provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.



BACKGROUND

The subject property is L-shaped, with a portion of the site running east/west along Fenkell between Wyoming Street and Washburn Street which is currently zoned B2, while the remainder of the subject site, which runs north/south along Wyoming Street is zoned B4, as indicated below.



The subject site is currently developed with a one-story vacant building along Fenkell Street which was previously developed with a McDonalds restaurant with a drive thru. The northern portion of the subject site, north of the former restaurant, along Wyoming Street, is developed with a parking lot. Below is an

image of the previously developed McDonalds which appears to have been closed for the past five years. The parking lot is proposed to be used as a motor vehicle fueling station.



PROPOSAL

DABCO, Inc., represented by owner and developer Thamer Dabish, is proposing to keep the existing former McDonald's building and repurpose it as the fueling station convenience store, but to also serve as a grocery store, fresh food market, and hot food bar with drive-thru serving the local neighborhood.

Mr. Dabish is proposing to install the fuel station just north of the building to include 6 pumps. The proposed site plans for the proposed development are included as an attachment to this report. The redevelopment would keep the two curb-cuts off Fenkell and the one curb-cut off of Wyoming.

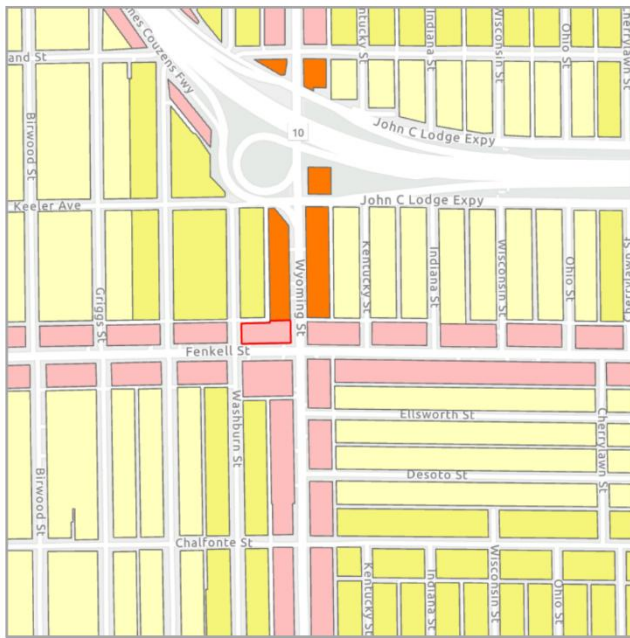
If the subject rezoning is approved, motor vehicle filling stations are conditional within the B4 zoning; as a result, the developer would need to apply to the Buildings, Safety Engineering, and Environmental Department (BSEED) for special land use approval, which includes site plan approval and a public hearing.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

- North: B4 – General Business, developed with fast-food restaurant (White Castle)with drive-thru
R2 (Two-family Residential) – developed residential
- East: B2 (Local Business and Residential) – undeveloped, former gas station now demolished
B4 (General Business) – developed with a financial institution (PNC Bank)
- South: B2 (Local Business and Residential) – developed with a gas station and pharmacy
- West: R2 (Two-family Residential) – developed residential, B2 (Local Business and Residential)
– developed with a 24-hour laundromat



Current Zoning Map

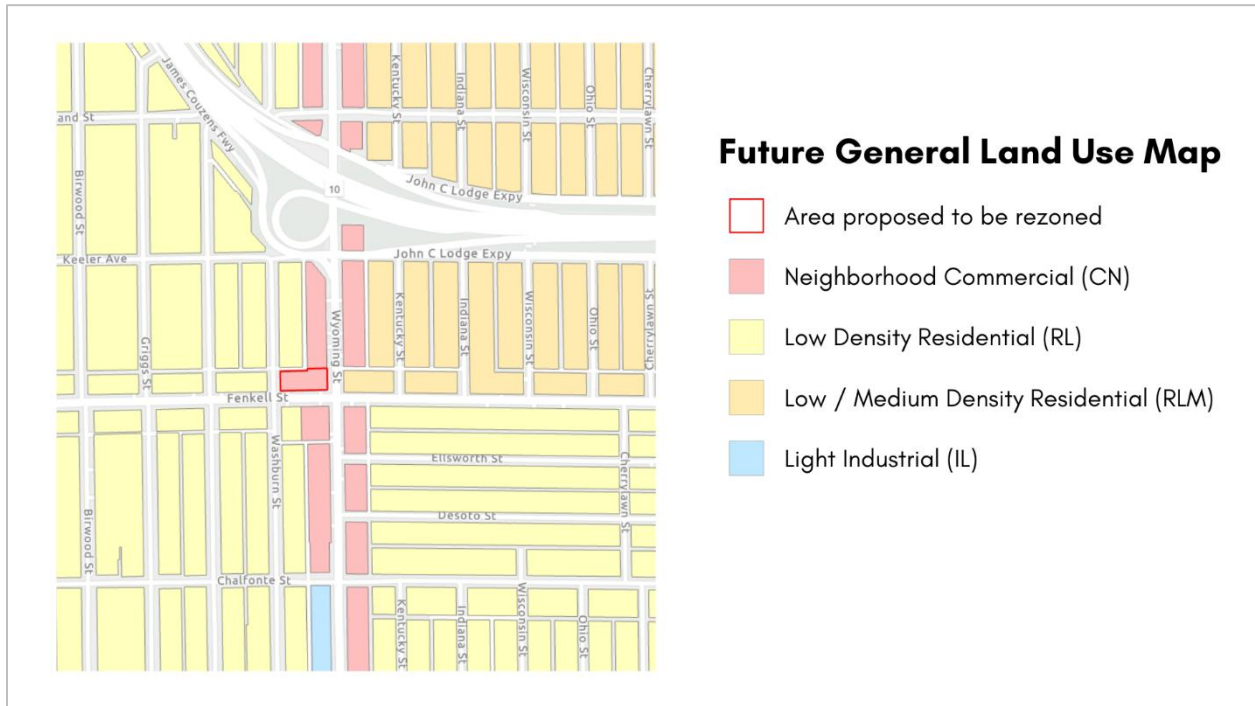
- Area proposed to be rezoned
- Local Business and Residential (B2)
- General Business (B4)
- Single-Family Residential (R1)
- Two-Family Residential (R2)

The area surrounding the proposed rezoning site includes commercial along Wyoming and Fenkell, with residential on side streets. Specifically, zoning districts on Wyoming north of Fenkell is B4 (General Business), while zoning along Fenkell and south on Wyoming is B2 (Local Business and Residential). Uses along the commercial corridor include a financial institution, restaurants, a beauty supply shop, a pharmacy, a laundromat and two gas stations. Residential zoning in the immediate area includes R1 (Single-family residential) and R2 (Two-family Residential), and primarily consists of occupied single- and two-family dwellings. M-10, John C. Lodge Freeway, borders the area to the north.

Master Plan Consistency

The current Master Plan Future Land Use Map (FLU Map) shows the subject site as Neighborhood Commercial (CN). The FLU designations for the immediate surrounding area includes:

- Neighborhood Commercial (CN) along Wyoming both north and south of the M-10, John C. Lodge Freeway
- Light Industrial (IL) on the east side of Wyoming, south of Chalfonte Street
- Low Density Residential (RL) west of Wyoming as well as east of Wyoming south of Fenkell
- Low / Medium Density Residential (RLM) east of Wyoming, north of Fenkell



CPC staff has requested that the Planning and Development Department (P&DD) comment regarding the consistency of this proposal with the City’s Master Plan, but has not yet received a response.

COMMUNITY ENGAGEMENT AND INPUT

Below is a summary of the petitioner’s community engagement efforts; a more detailed account of these efforts will be presented by the petitioner during the upcoming public hearing:

- The petitioner attended multiple community meetings where they presented the project to the community, and engaged with community members to address their questions and concerns. They indicated that while there were a lot of questions and concerns, community members were generally supportive after they addressed their concerns.
- The petitioner has been in communication with the Department of Neighborhoods and P&DD
- The petitioner spoke to one of the DPD Neighborhood Police Officer that covers the area around the proposed rezoning, and indicated that they expressed support for the project.

Attachments: Public hearing notice
 Application for zoning change
 Site plans
 Proof of Legal Interest