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TO: City Planning Commission

FROM: Kimani Jeffrey, City Planner

RE: To consider the request of Real Estate Interests, LLC to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R2 (Two Family Residential District) zoning classification where an R1 (Single Family Residential District) zoning classification is shown at 1764 Calumet Street. The proposed map amendment is being requested to allow for the construction of an eight unit, two-story apartment building.

DATE: June 1, 2026

PROPOSAL

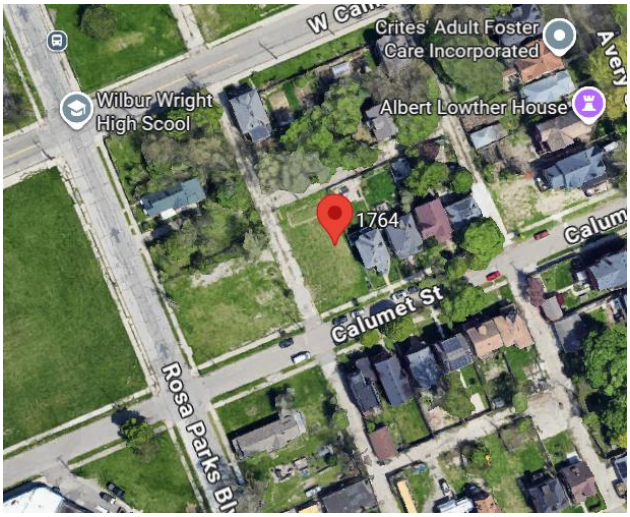
Real Estate Interests, LLC (REI) is requesting to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R2 zoning classification where an R1 zoning classification is shown at 1764 Calumet Street.

The proposed map amendment is being requested to allow for the construction of an eight-unit, two-story apartment building.

BACKGROUND

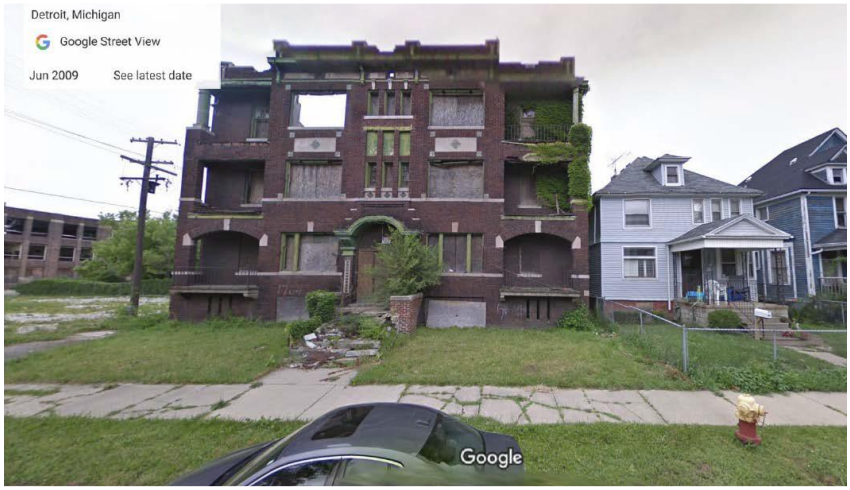
The managing principal for the petitioner is W. Emery Matthews, a Detroit-based developer. Mr. Matthews has a purchase agreement with the Detroit Land Bank Authority (DLBA) to redevelop the property.

The subject site is located on the north side of Calumet Street just east of Rosa Parks Boulevard within the Woodbridge neighborhood (the location is shown on the maps below).



Map of the Subject Location

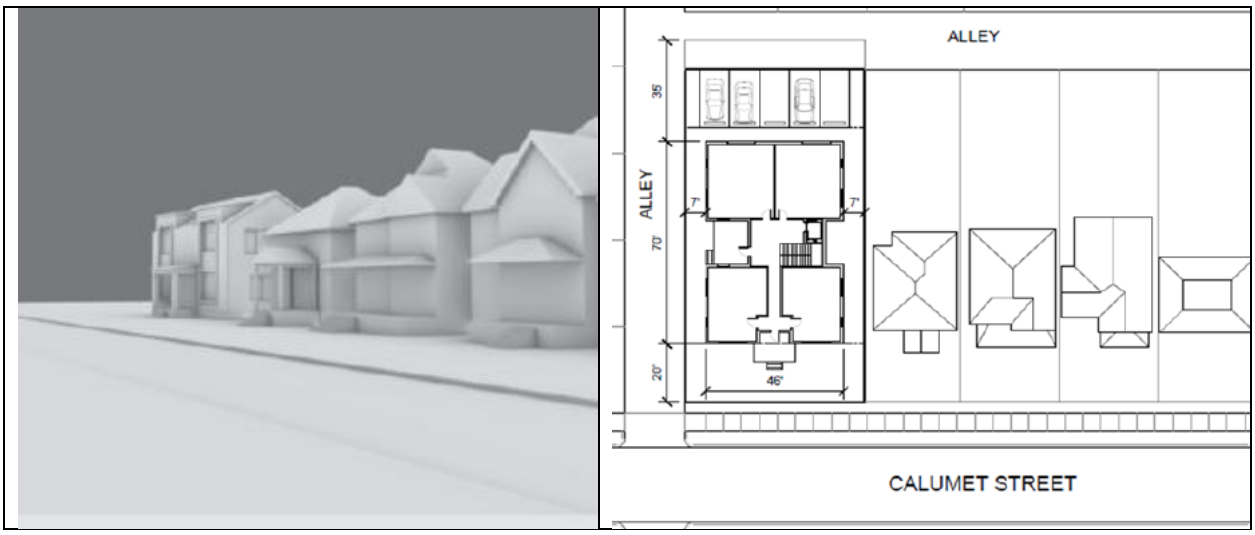
Although zoned R1, the site historically hosted a 3-story apartment building which was demolished around 2020.



Historic apartment building that was demolished in 2020

In 2023, REI/Mr. Matthews proposed the creation of a new infill apartment building that was comparable to the building which previously existed at the site. The plan originally consisted of one 3-story apartment building of 12 units. The project was designed to reflect the historic nature of Woodbridge, inclusive of brick, stone and wood materials. Sustainable design, with a goal of minimizing energy consumption and carbon footprint, was an additional feature of the first project plan.

After engaging with neighbors in November 2023, the developer reduced the scale of the proposed building by a full story to come into alignment with the feedback of neighbors. The project now proposes only eight units at two-stories. All other sustainability elements of the project remain the same. Below are conceptual images of the revised proposed plan.

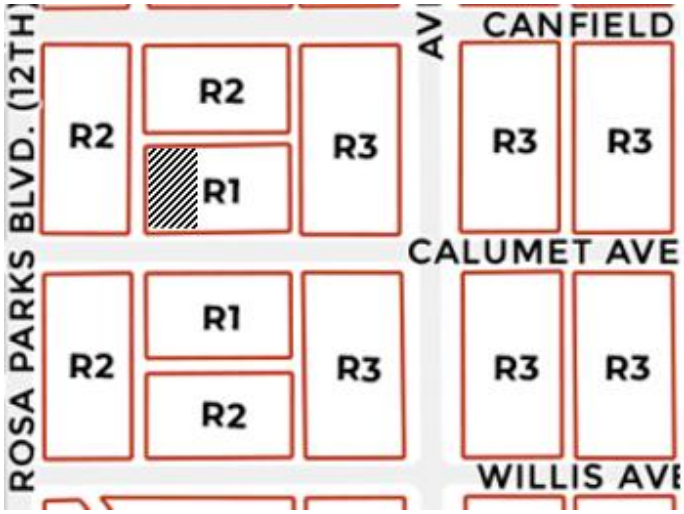


PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows (below is a zoning map of the area):

North: R2; residential dwellings
East: R1, residential dwellings
South: R1; residential dwellings
West: R2; vacant lot, residential dwelling



Shaded area is proposed to be rezoned from R1 to R2

Current and Proposed Zoning

The existing zoning classification is R1, while the proposed zoning classification is R2. The descriptions of these districts are as follows:

R1 Single-Family Residential District

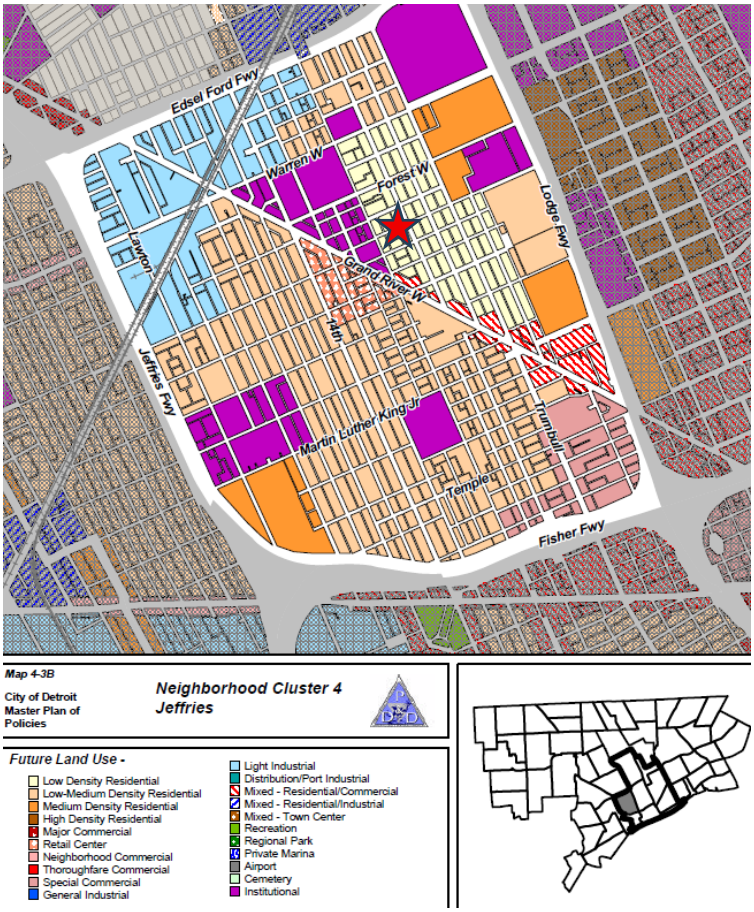
The R1 Single-Family Residential District is designed to protect and preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-

family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life.

R2 Two-Family Residential District
The R2 Two-Family Residential District is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

The proposed R2 zoning district is being requested in order to permit for a multiple-family dwelling. In the R2 zoning district, multiple family dwellings with no more than eight dwelling units are permissible as a conditional use, which requires a special land use public hearing at the Buildings, Safety Engineering, and Environmental Department (BSEED).

MASTER PLAN OF POLICIES
The subject area is located within the Jeffries area of Neighborhood Cluster 4. The Master Plan of Policies designates the subject areas yellow – Low Density Residential. CPC staff has requested a Master Plan interpretation from the Planning and Development Department (P&DD).



Master Plan of Policies Map for Jeffries

COMMUNITY OUTREACH

After a meeting with neighbors of the subject site on November 7, 2023, REI committed to reviewing the size of the project. As a result of that reassessment, the development has been modified. As mentioned previously, the revised plan reduces the building by a full story, four (4) units were eliminated (reducing the unit count from 12 to 8 units), and finally the design of the building was revised to include more traditional single family home elements.

In addition to engagement with the immediate surrounding neighbors, the developer has also kept the Woodbridge Neighborhood Development Corporation informed of this project and the date of the scheduled CPC public hearing.

cc: Dara O'Byrne, Deputy Director, P&DD
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