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TO: City Planning Commission

FROM: Timarie DeBruhl, City Planner

RE: **The request of Wallick Development, LLC in conjunction with the Planning and Development Department (P&DD) as co-petitioner to rezone the property at 22333 West Seven Mile Road to show a SD1 (Special Development District, Small-scale, Mixed-use) zoning classification and the property at 18600 Berg Road to show a PR (Park and Recreation) zoning classification, from the existing R1 (Single-family Residential) and B4 (General Business) zoning classification, to allow for both the construction of over 200 residential units at 22333 West Seven Mile Rd. and to maintain a regional park at 18600 Berg Rd. (RECOMMEND APPROVAL)**

DATE: September 1, 2026

RECOMMENDATION

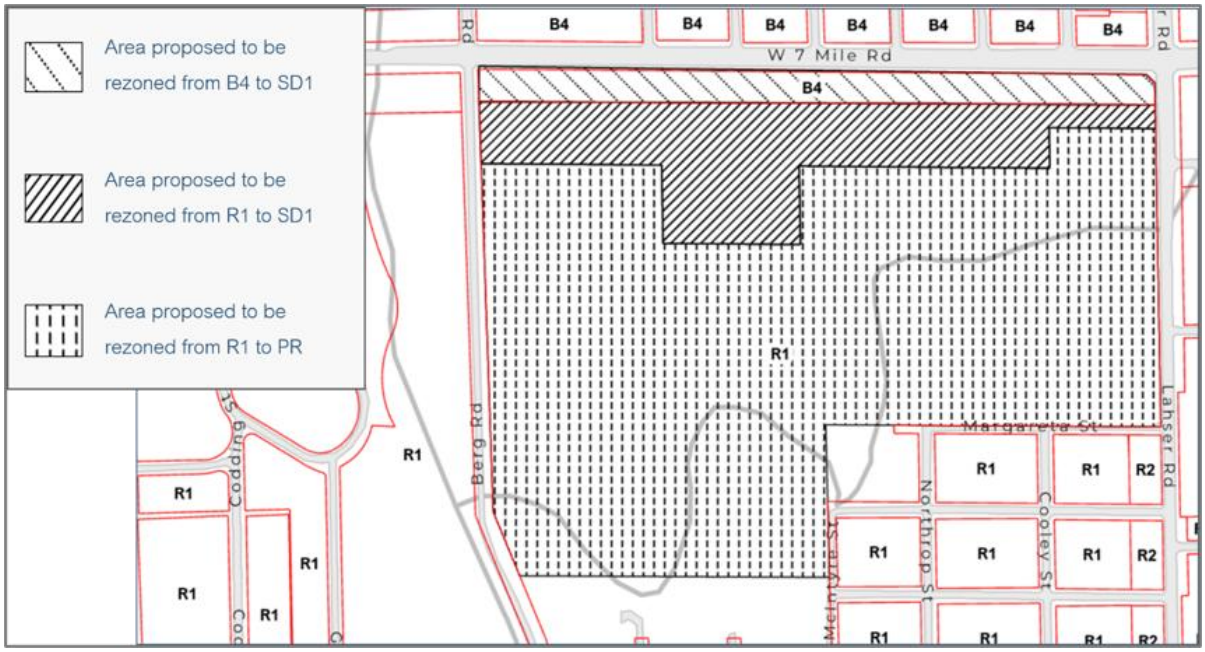
The City Planning Commission (CPC) staff **recommends approval** of the request of Wallick Development, LLC and P&DD to amend Chapter 50, Article XVII, Section 50-17-73, District Map No. 71 of the 2019 Detroit City Code, to rezone 22333 W. Seven Mile Rd. from R1 and B4 to a SD1 zoning classification and to rezone 18600 Berg Rd. from R1 to a PR zoning classification.

BACKGROUND AND REQUEST

The subject requests are summarized as follows and shown on the zoning map below:

- *22333 W. Seven Mile Rd. – approximately 22 acres*
  Request to rezone from the existing B4 and R1 zoning classifications to SD1

- *18600 Berg Rd. – approximately 69 acres*
  Request to rezone from the R1 zoning classification to PR



The subject properties consist of 91 acres of the former Rogell Golf Course, generally located on the southside of W. Seven Mile Rd. between Berg and Lahser Roads. The subject properties are indicated on the map below.

The proposed amendment has been requested to allow the following:

- At 22333 W. Seven Mile Rd., the construction of a multifamily residential development with over 200 residential units, including townhouses for family occupancy and two three-story apartment buildings for senior citizen occupancy. A Request for Proposal (RFP) was

released for the project, and the City selected Wallick Development LLC which is partnering with Detroit Blight Busters.
- At the east end of 22333 W. Seven Mile Rd., possible future local business development.
- At 18600 Berg Rd, to support the newly opened 69-acre Rogell Park which includes natural land scapes and walking paths.

The current R1 zoning of 22333 W. Seven Mile Rd. does not allow for multi-family housing or commercial development. Additionally, the rezoning of 18600 Berg Rd. to a PR zoning classification will ensure that the park will remain and cannot be developed for commercial or residential purposes.

PUBLIC HEARING

On June 18, 2026, the CPC held a public hearing on the proposed zoning map amendments. Addtinally, a public hearing for the related Master Plan Amendment was held immediately prior to the hearing for the map amendment. CPC staff sent notices to 971 residents and property owners surrounding the subject site. Notices were also distributed to attendees of the public meeting held on June 10, 2026.

Public Comment and Communications

Fifteen members of the community spoke during the CPC zoning map public hearing. Fourteen of the fifteen speakers expressed questions, concerns, or opposition to the proposed housing development at 22333 W. Seven Mile Rd. These comments echoed those raised at prior community meetings and are summarized below. Staff responses are included in italics.

- The entire former golf course site was required to remain a park based on historical deed restrictions.
  CPC staff confirmed that there are no requirements for the entire site to remain in park or recreational use.
- Additional rental housing is not needed in the area.
- The entire site should remain a park for recreational use, citing a need for additional recreational space to support youth in the area.
- The site should revert to a publicly owned golf course.
- 22333 W. Seven Mile Rd. should not be sold and remain City-owned land.
- New single-family housing is needed rather than the proposed multifamily housing.
- There were questions regarding potential contamination of the site.
- Other sites in the area are more appropriate for multifamily housing development, including redevelopment of existing vacant buildings - maps were provided identifying sites they believed would be suitable for residential development.

COMMISSIONER QUESTIONS AND FOLLOW-UP

During the public hearing the Commission discussed the following issues summarized below. Staff responses with input provided by the Administraton are in italics.

Pertaining to the planning, RFP, and rezoning processes

1. How have residents interacted with the process/project?
Several departments and agencies have been involved with the proposed project, including the Detroit Economic Growth Corp. (DEGC), the General Services Dept. (GSD), P&DD, and the Housing Revitalization Deparment (HRD). Previous engagements from the Administration focused on site layout, design, and use. HRD, other City agencies, and the development team indicate they will continue to seek feedback on programming, design, layout, and other reasonable concerns brought to them by residents throughout the process moving forward. Below is a summary of community meetings that have taken place to date:
   - *The DEGC held a community meeting prior to announcement of the Request for Proposal (RFP) awardee – June 2025*
   - *Community meeting hosted by Wallick Development and Detroit Blight Busters – October 29, 2025*
   - *Council President Tate's Community Coffee Hour at Motor City Java House, CPC staff addressed questions regarding the proposed rezoning – November 7, 2025*
   - *Council District 1 monthly meeting, hosted by Council President Tate. CPC staff joined staff from GSD to discuss the proposed rezoning as well as plans for the Rogell Nature Park – November 22, 2025*
   - *Greater Sandhill Neighborhood Meeting – June 2026*
   - *Melvern Hill Association Meeting – June 2026*
   - *The proposed project must comply with the City's 2019 Community Outreach Ordinance (COO) which requires in part community meetings; COO Meeting #1 held – June 10, 2026*
   - *COO Meeting #2 held – June 18, 2026*
   - *CPC Public Hearings on the Master Plan and zoning map amemdments – June 18, 2026*

   Additinally, in 2018, P&DD completed a Grand River Northwest Framework Plan which inlcudes the subject area. During community engagement, P&DD identified that the parcels along W. Seven Mile Rd. would go through a RFP process for development. P&DD indicates that the framework plan was generally accepted as positive during that process.

2. Which city departments, and/or affiliated entities, led efforts to redevelop the subject site into both nature park and mixed-use development, following the completion of the Rogell Master Plan?
GSD led the City's effort to redevelop 68 acres as the Rogell Nature Park. Initially, the DEGC led the RFP proecess for the development along W. Seven Mile. Then HRD became the lead agency, because the mixed-use development site became primarily residential.

3. Was the RFP specifically for a housing development?
The DEGC's RFP was not specific for housing or any other development type. The DEGC focused on feasible/viable developments of all types. The RFP stated: "the most desired uses for the Project Area, but not limited to, institutional, healthcare, educational, mixed-use, retail, housing, recreational, and other uses that align with the city's economic development goals for the immediate area.

Five responses were submitted to the RFP, including 2 for mixed-use residential, 1 for mixed-use commercial (factory, housing, boutique hotel and conference center), 1 for a recreation center, and 1 other.

4. How was site shape determined - why not just one rectangle parcel at the top of the site?
   The site layout responds to site conditions, wetlands, flood plain and topography.

5. When "development" was used in community engagement for the proposed development site, how was it used and delivered? Was it presented strictly as non-residential? Were residents in support of development, if so,
   Resident input did and continues to shape decisions regarding the proposed rezoning site and future development each step of the way – vision, property purchase, immediate stabilization efforts, park design, and RFP development.

   The City Council Resolution for the purchase of the subject land included the following language related to"development": "Projects inclusive of, the improvement of storm water management in the area via the creation of green infrastructure, the potential to spur economic growth and the enhancement of neighborhood vitality through future development (Housing, Mixed-use and/or institutional/commercial). Additionally, a portion of the properties have the opportunity to be transferred from their blighted condition into a naturalized public amenity via creation of passive open space."

   In presentation to Council for the use of Federal CDBG-DR funds, "development" was very open-ended, provided it:

   - *Was an appropriate use for the site*
   - *Benefited from park adjacency*
   - *Contributed to future tax base*
   - *Was appropriately designed so as not to impede access to the park from W. Seven Mile Rd.*

6. Which neighborhoods and community organizations were engaged during the planning process and what were their early opinons? Have these opinions changed?

   During engagement for the Grand River Northwest Framework Plan, members of the community expressed a need for senior housing, affordable housing and more homes in the community. There was also interest expressed in institutional development, such as an academic use or a hospital.

   Also, during engagment, the Berg Lahser neighborhood, located on the north side of W. Seven Mile between Berg and Lahser primarily expressed concerns regarding the condition of vacant land and underutilized apartment buildings on the north side of W. Seven Mile, as well as whether the development parcel would restrict Berg-Lahser residents' access to the new park. This was addressed through the continued focus on improved safety for pedestrians crossing W. Seven Mile, as well as maintaining public access to the park through the development midway between Berg and Lahser.

Additionally, during engagment, the Malvern Hill neighborhood, which is located immediately south of the Rogell Nature Park, with no adjacency to the proposed development site, were primarily concerned with fencing, restricting public access to residential streets, maintenance of vegetation that may impact the view from their homes, and other park design issues. These concerns influenced the design of the park, including the removal of the development parcel that was to be located on Lahser Road at Margareta Street.

Lastly, during engagement specifically for the proposed development and rezoning, residents of Malvern Hill expressed additional concerns and opinions, including their desire for the entire former golf course site to remain a park, desire for the site to revert back to a golf course, opposition to housing (specifically multi-family affordable housing), and concerns about safety and security.

Pertaining to the development sites, design and housing affordability

7. What is the environmental status? What is or was the cost for remediation and who is responsible for it? Was the entire site tested and is the entire site contaminated?

The park and development site have both undergone environmental testing and remediation in accordance with the State Due Care Plan to align the site with the planned park use. Any changes in the current approved design for the new park amenities will require cooperation with the Buildings, Safety Engineering, and Environment Dept. (BSEED) and State of Michigan Dept. of Environment, Great Lakes, and Eneryg (EGLE) to ensure continued compliance.

GSD spent approximately $600,000 on physical environmental remediation work. The site was remediated to meet the requirements of the Response Activity Plan (ResAP) and are consistent with the current park use. Any change in use or additional uses may require additional costs.

The proposed residential development site will require additional environmental assessments and remediation necessary for a mixed-use/residential project. This will be completed and paid for by the development team as a part of their due diligence and planning for the site.

BSEED provided the following response regarding site testing: Yes, assessment was completed by SME (environmental consultants) from 2018 to 2022 to determine the nature and extent of contamination throughout the entire site. There were some prior assessments as well conducted by the previous owner; mostly regarding removal of underground storage tanks. The city worked extensively with EGLE to complete a Response Activity Plan (ResAP) which was approved by EGLE and collected hundreds of samples over the entire site focusing on the Recognized Environmental Conditions that were determined through the environmental due diligence process. The ResAP detailed actions needed to remove unacceptable risks for the current use of the site.

BSEED provided the following regarding site contamination: Portions of the property were impacted throughout the entire property due to its historical use as a golf course and the common practice and use of herbicides and pesticides that we no longer use today.

8. What are the restrictions of for the Rogell Nature Park and proposed residential sites?

The Rogell Nature Park, which is a separate parcel from the proposed residential site, has encumbrances placed on it that require it to be 'used for public recreation' in perpetuity. The proposed residenital site is not included or limited by the aforementioned encumbrances.

9. General explanation of affordability planned for the proposed residential development.

The proposed housing includes both workforce housing marketed to families at or below 80% Area Median Income (AMI). For a single-family household that would generally include those with incomes between $36,700 - $51,380. For a four person household it would include households with incomes between $52,400 - $73,360. At 80% AMI, future residents could potentially include government employees, nurses and home health aides, teachers, police officers, young professionals, and entry-level skilled trade workers.

The proposed housing development also includes senior citizen apartments, the majority of which will be priced at 60% AMI for households with maximum incomes of approximately $44,040. The proposed senior apartments will also offer 25% of the units at 30% AMI, which is approximately $22,000.

10. What is planned for the 3 acres at the corner of Lahser and W. Seven Mile Roads (part of the development site / 22333 W. Seven Mile)?

Once the project is rezoned and breaks ground on the first phase of the housing development, the DEGC will release an RFP for the 3-acre site, which is planned for a small commercial development.

Pertaining to completed and in progress HRD housing projects

11. Provide a detailed explanation of other HRD housing projects.

- *Gardenview Phase I & II: Recently received funding for Phases I and II and working through pre-closing and design items to move forward; three additional phases of the Gardenview project are in pre-development; and Gardenview will continue to work with the CPC as it is a Planned Development (PD).*

- *Redvelopment of vacant Holcomb School: RFP is scheduled to be re-released in fourth querter of 2026.*

- *Minock Park Place (new apartment building on W. Grand River): completed in 2026.*

- *Orchard Village (new apartments east of Lahser and north of Old Redford): completed in 2024; fully occupied prior to ribbon cutting*

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: B4 – developed with commercial and multi-family residential

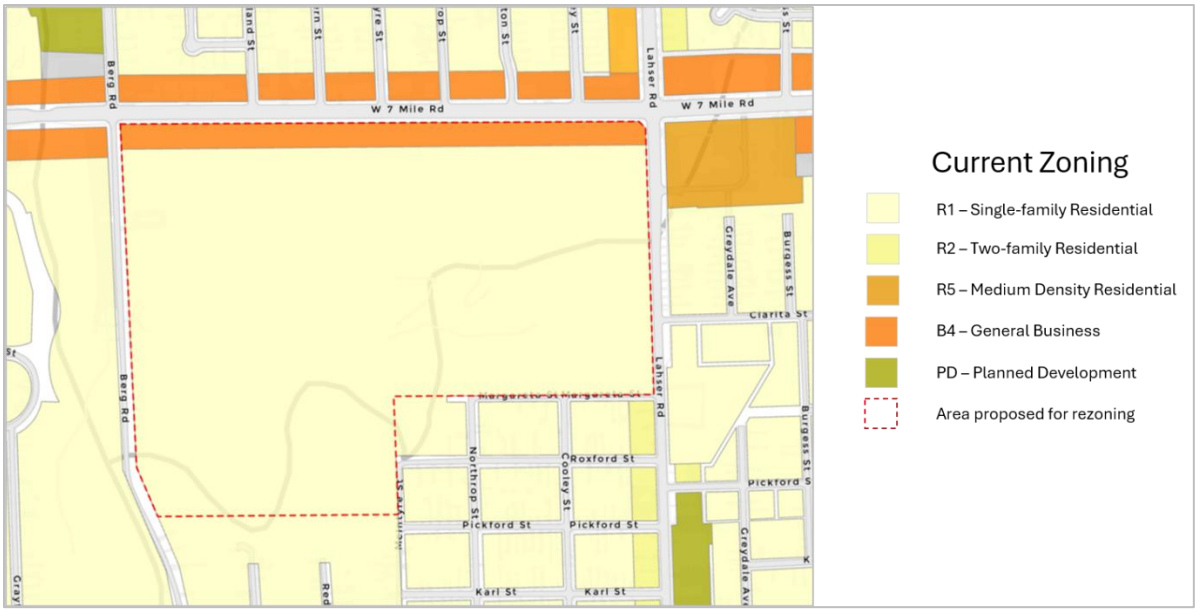
East: R1 – developed with occupied and vacant single-family residential, multi-family residential, and cemetery

R2 – Two-Family Residential; developed with single-family residential

R5 – Medium Density Residential; institutional use (school)

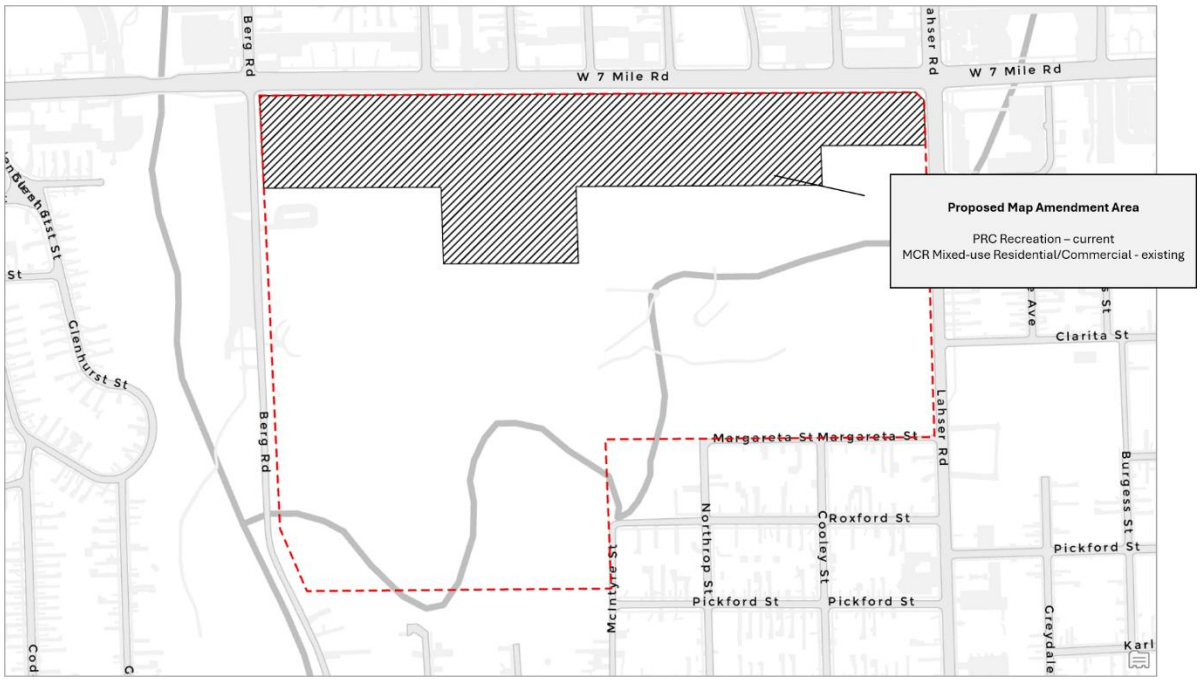
South: R1 – developed with single-family residential

West: R1 – undeveloped (Rogell Nature Park)



Master Plan Consistency

The current Master Plan Future Land Use designation for the subject site is PRC – Recreation. A Master Plan Amendment has been proposed by P&DD to amend the designation for the proposed development site (22333 W. Seven Mile Rd.) to show an MRC – Mixed-use Residential and Retail designation. The proposed Master Plan amendment will move forward with and **aligns with** the proposed rezoning of the site. The site of proposed Master Plan amendment is shown below.



STAFF ANALYSIS AND CONCLUSION

The Zoning Ordinance provides eight criteria to be considered in determining the appropriateness of a zoning map amendment, as specified in Section 50-3-70. The applicable criteria with staff analysis in italics are found below.

1. <u>Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.</u>
   The proposed rezoning addresses changing conditions of the site which is no longer utilized as a golf course as it was historically. The rezoning would allow for a portion of the site to be developed while also maintaining green space and recreational uses. The rezoning also aligns with the newly opened Rogell Nature Park located on the southern portion of the subject site. The proposed rezoning will also create a consistently zoned parcel at 22333 W. Seven Mile Rd., which became split-zoned following parcel combination(s).

2. <u>Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this chapter.</u>
   As indicated previously in this report, a Master Plan amendment has been initiated by P&DD and will move forward with and align with the proposed rezoning.

3. <u>Whether the proposed amendment will protect the health, safety, and general welfare of the public.</u>
   Staff anticipate that the proposed amendment will protect the health, safety, and general welfare of the public by eliminating a currently vacant 22-acre site, providing needed affordable and senior housing, and allowing for the new Rogell Nature Park to be maintained.

4. Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development.
   Careful consideration was taken by various city departments and utility companies to ensure that adequate public facilities and services can be provided to both subject properties, as well as maintaining adequate levels of service to existing development.

5. Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management.
   The development of the Rogell Nature Park and the future development along W. Seven Mile have resulted in extensive environmental remediation of the former golf course, resulting in positive impacts on the natural environment. Further, the Rogell Nature Park is a passive park, which includes green infrastructure, including the integration of wetlands, which helps to manage stormwater. The passive nature of the park will benefit the natural environment.

6. Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.
   Staff does not anticipate any adverse impacts on other properties in the vicinity of the subject tract, but rather anticipates positive impacts will likely result from the rezoning and proposed development. The proposal will provide higher density affordable housing along West Seven Mile Road, while also preserving a regional nature park to the south.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification.
   Staff's analysis of the subject properties is that they are better suited for the proposed zoning classification than the existing zoning classification. The site's current R1 zoning does not align with the uses likely to occupy 22333 W. Seven Mile, while the B4 zoned area is narrow in depth and would not adequately accommodate most uses permitted in the B4 zoning district. Additionally, the proposed PR zoning classification for 18600 Berg Rd. is the most appropriate classification for the newly created park, especially since the site must be maintained as a park in perpetuity.

8. Whether the proposed rezoning will create an illegal "spot zone."
   The proposed rezoning is not anticipated to create an illegal 'spot zone.'

Based on the public hearing results, contents of this report, and the approval criteria for map amendments, C[C staff **recommends approval** of the requested rezoning of 18600 Berg Rd from R1 to PR, and 22333 W. Seven Mile Rd. from B4 and R1 to SD1.

Attachments

CC: Dara O'Byrne, Deputy Director, P&DD
Greg Moots, P&DD

Daniel Arking, Law Department
David Bell, Director, BSEED
Jayda Philson, BSEED
James Foster, BSEED