

**Lauren Hood, MCD**  
Chairperson  
**Donovan Smith**  
Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
Director

**City of Detroit**  
**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
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**Ritchie Harrison**  
**Gwen Lewis**  
**Frederick E. Russell, Jr.**

January 6, 2022

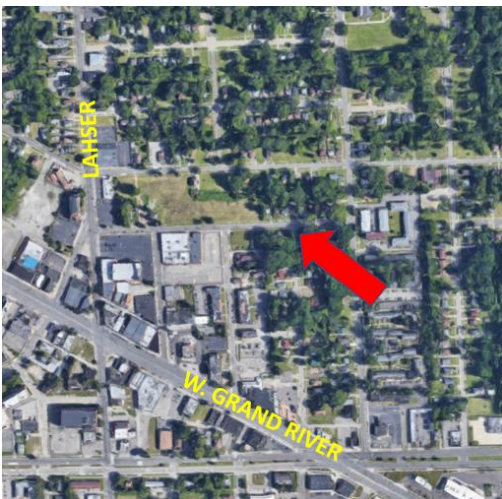
**HONORABLE CITY COUNCIL**

**RE: Request of the Planning and Development Department, Detroit Blight Busters, and CHN Housing Partners, to amend Article XVII, Section 50-17-76, District Map No. 74 of the 2019 Detroit City Code, Chapter 50, Zoning, to rezone numerous parcels from a R1 (Single-family Residential District) to R3 (Low-Density Residential District) zoning classification generally located between Santa Clara Street and Orchard Street east of Lahser Road (RECOMMEND APPROVAL)**

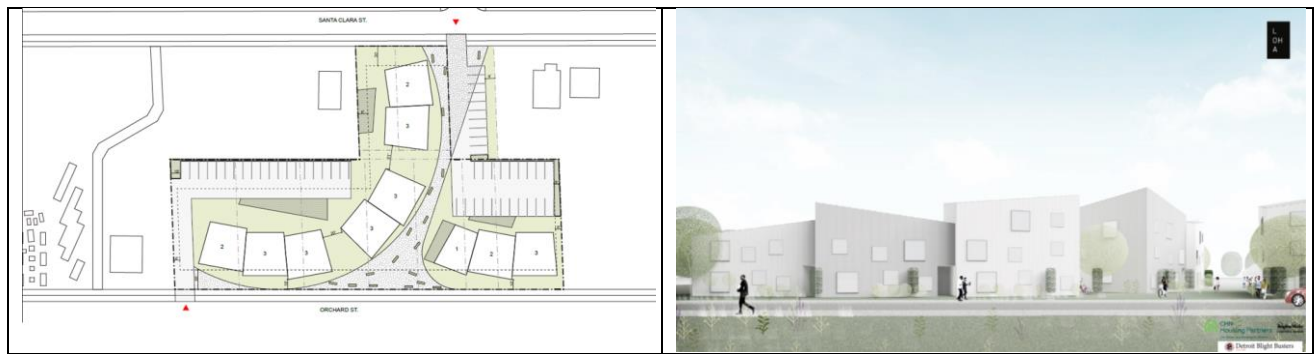
The City Planning Commission (CPC) has received a request from the Planning and Development Department (PDD), Detroit Blight Busters, and CHN Housing Partners, to amend District Map No. 74 of Chapter 50 of the 2019 Detroit City Code, Zoning, to show an R3 zoning classification where an R1 zoning classification currently exists on numerous parcels generally located between Santa Clara Street and Orchard Street east of Lahser Road. The change in zoning is being requested to allow for the development of forty-eight units of multi-family housing. Please see the attached public hearing notice for reference.

**BACKGROUND AND PROPOSAL**

The subject area is located in northwest Detroit near the Old Redford neighborhood. The subject request grew out of PDD's Grand River/Northwest Neighborhood Framework Plan completed in July 2018. The subject block (shown in the image below) was chosen, in part, because it has a number of vacant lots owned by the Detroit Land Bank Authority (DLBA) and its proximity to the Old Redford commercial area. The entire block has two houses on the western edge of the block and fifteen houses on the eastern end of the block, some of which are vacant.



In January 2021, the City issued a Request for Proposals (RFP) to accommodate new multi-family residential development on the subject block. In April 2021, PDD and the Housing and Revitalization Department (HRD) selected the development team of CHN Housing Partners and Detroit Blight Busters. The developer is proposing to construct 48 rental units (2-bedroom units and some 1 and 3 bedroom units). Rents will be affordable to households between thirty and sixty percent of area median income (AMI) – up to roughly \$50,000. The petitioners also plan to establish a non-profit neighborhood center called “Kid’s Camp” which will focus on fitness and nutrition for the area’s youth. The proposed plans are shown below and attached for reference.



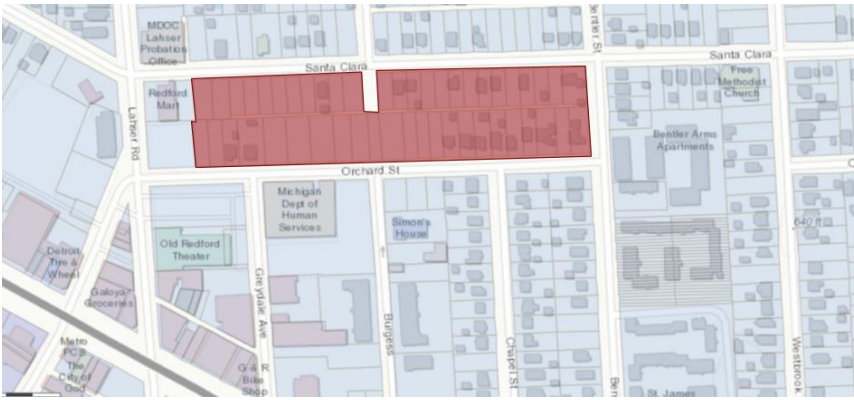
Design plans have yet to be finalized, but preliminary designs show a contemporary design of low-rise two- and three-story units amongst the existing nearby adjacent housing.

## **COMMUNITY OUTREACH**

The petitioner has been actively engaged with residents of the community, including extensive flier distribution throughout the surrounding neighborhood. An in-person community engagement meeting took place on Wednesday, July 15, 2021, at Artist Village located at 17336 Lasher Road, at which approximately fifty-four members of the public were in attendance. In preparation for the July 22, 2021 public hearing at the CPC, notice was posted and provided to 173 adjacent property owners and residents.

## **PUBLIC HEARING**

On July 22, 2021, the City Planning Commission held a public hearing on the subject rezoning request. For the public hearing, PDD and CPC staff proposed rezoning the entire block (forty-eight parcels) from R1 to R3 as shown in the image below.



Three members of the public spoke at the hearing. There were concerns raised over the inclusion of the entire block rather than focusing solely on the parcels involved in the City’s RFP. There were also concerns that the proposed rezoning may incentivize absentee profiteers and landlords to demolish existing single-family housing stock and instead construct market-rate multi-family residential units which may increase property values, i.e., taxes, ultimately pricing out long-time residents. The CPC received a letter from the Motor City Theatre Organ Society which owns and operates the Redford Theatre; the Society supports the development, but is concerned that the renderings do not reflect specific plans for off-street parking to accommodate the new multi-family project.

The Commission raised several questions regarding the proposed design, impact of all units being affordable, and the impact on property values from rezoning the land from R1 to R3. The Commission requested staff to work with HRD to determine the current number of affordable rental units within a quarter mile of the subject site, in addition to the composition of owner-occupied properties versus rental properties.

### **PUBLIC HEARING FOLLOW-UP**

At its meetings on September 9 and October 7, 2021, the CPC continued to review the proposed rezoning. It was clarified for the Commission that the developer would remain the owner and manager of the proposed project and that Detroit Blight Busters would be actively involved with the project. The Administration indicated through its extensive outreach efforts, including the Framework Plan, that the community was in support of low-density, in-fill, affordable multi-family housing, in addition to single-family rehab and infill. The administration clarified that past development trends show that when well-designed, well managed, newly constructed, affordable multi-family units are introduced into an area, the area property values increase.

Based on feedback from the hearing, staff from PDD, HRD and CPC recommended the rezoning instead focus on twenty-two parcels on the west end of the block shown in the image below. Of the twenty-two parcels, twelve are in the inventory of the DLBA and ten are privately held; however, at least one of the privately held lots is owned by Detroit Blight Busters. Additionally, the amended boundaries include two currently occupied single-family residential dwellings, rather than seventeen under the initial request. Neither of these two homeowners spoke at the public hearing.



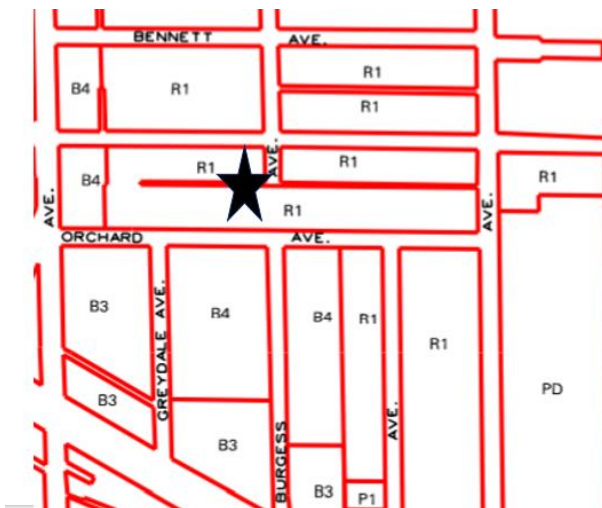
At its meeting on October 7, 2021, the CPC recommended approval of rezoning the twenty-two parcels from R3 to R1.

**PLANNING CONSIDERATIONS**

***Zoning Analysis & Surrounding Zoning/Land Use***

The proposed zoning classification of R3 would permit the requested uses of a "multiple-family residential" and "non-profit neighborhood center" on a by-right basis, which are not allowed under R1. The zoning classifications and land uses surrounding the subject area are as follows and shown on the map below:

- North: R1 & B4 (General Business); developed with a church and single-family residential along Santa Clara.
- East: R1 & PD (Planned Development); developed with single-family and multi-family housing (Bentler Arms Apartments).
- South: R1, B3 (Shopping) and B4; developed with scattered single-family residential dwellings, a former Michigan Department of Health and Human Services office and the Redford Theater/Artist Village.
- West: B4; developed with the Redford Mart convenience store, Grub Detroit, Genie Hookah, and surface parking lot.



***Master Plan Consistency***

The subject site is located within the Evergreen area of Neighborhood Cluster 8 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "RL - Low-Medium Residential" for the subject properties. PDD's July 26, 2021 Master Plan interpretation it states:

*"The redevelopment of a portion of the site into multi-family housing is not anticipated to significantly impact the surrounding area, especially given the institutional and commercial*

*uses. There is adequate capacity for any additional traffic on the surrounding streets. As part of the community engagement process, the surrounding community has supported the proposed project.”*

### **Zoning Ordinance Criteria**

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. The CPC analysis of the criteria is as follows:

*(1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact;*

In this regard, the subject area is trending towards medium density residential developments based on the multi-year Grand River/Northwest Neighborhood Framework Plan. The subject area is on the edge of the Old Redford commercial area. The up-zoning to R3 Low Density Residential is consistent with the RLM designation as contemplated by the Master Plan of Policies.

*(2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;*

The proposed rezoning of R3 is consistent with the Master Plan of Policies as indicated in PDD’s July 26, 2021 staff report as noted earlier in this report.

*(3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;*

There are no foreseen adverse effects associated with the requested zoning classification in terms of health, safety, and/or the general welfare of the public. Consideration has been given to the siting of buildings and the associated setbacks. Additional consideration has been given to the boundaries of the R3 zoning classification and the unforeseen effects that such a designation might have on a primarily single-family residential neighborhood consisting of predominantly rental properties in an ever changing and increasing rental market. The proposed rezoning is proposed to include the west end of the block to minimize the possibility of the unintended displacement of longtime residents in the area.

*(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;*

The physical characteristics of the subject property will change as a result of any future development, however, disruption to city services is not anticipated.

*(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;*

There are no anticipated adverse impacts associated with rezoning regarding any of the aforementioned.

*(6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;*

It is not anticipated that the proposed amendment will have significant adverse impacts on other properties in the vicinity. As stated above, the CPC’s recommendation is to decrease the original boundaries to the west end of the block, in order to minimize the possibility of resident displacement due to development. Rather than seventeen currently residential properties being subject to the proposed rezoning, under the revised zoning recommendation, two occupied residential dwellings



would fall within the proposed zonings boundaries. It is anticipated that this rezoning will have a synergistic impact on the immediate area.

*(7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and*

The R3 zoning classification has been determined to be appropriate for the subject site.

*(8) Whether the proposed rezoning will create an illegal "spot zone."*

Given the low-density residential characteristics of the subject block in which this rezoning has been requested along with the size of the proposed development and proposed rezoning's consistency with the Master Plan of Policies, the CPC is of the opinion that the proposed rezoning would not constitute an illegal "spot zone."

### **CONCLUSION & RECOMMENDATION**

Based on the above analysis and consistent with the approval criteria of Sec. 50-3-70 of the Zoning Ordinance, the CPC recommends APPROVAL of the rezoning of twenty-two parcels (rather than the original forty-eight parcels highlighted in the attached report) from R1 to R3, generally bounded by Santa Clara St. on the north, the eastern most properties lines of 21556 Orchard Street and 21525 Santa Clara Street on the east, Orchard St. on the south, and R1 land just west of the commercially zoned land on Lahser Road on the west. The approved-as-to-form Ordinance is attached for Your consideration.

Respectfully submitted,

Lauren Hood, CHAIRPERSON



Marcell R. Todd, Jr., Director  
Christopher J. Gulock, AICP, Staff

Attachments: public hearing notice, site plans, and ordinance

cc: Kim James, Esq., Law Department  
Antoine Bryant, Director, PDD  
Karen Gage, PDD  
Julie Schneider, Director, HRD  
Tyler Hardy, HRD  
David Bell, Director, BSEED

## SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-76, *District Map No. 74*, to revise the existing R1 (Single-Family Residential) zoning classification to the R3 (Low Density Residential District) zoning classification for 22 parcels generally located between Santa Clara Street and Orchard Street east of Lahser Road, commonly known as the following addresses: 21689 Santa Clara Street, 21679 Santa Clara Street, 21669 Santa Clara Street, 21661 Santa Clara Street, 21653 Santa Clara Street, 21645 Santa Clara Street, 21639 Santa Clara Street, 21631 Santa Clara Street, 21621 Santa Clara Street, 21535 Santa Clara Street, 21525 Santa Clara Street, 21722 Orchard Street, 21714 Orchard Street, 21706 Orchard Street, 21664 Orchard Street, 21652 Orchard Street, 21636 Orchard Street, 21624 Orchard Street, 21610 Orchard Street, 21604 Orchard Street, 21566 Orchard Street, and 21556 Orchard Street.

1 **BY COUNCIL MEMBER \_\_\_\_\_ :**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by  
3 amending Article XVII, *Zoning District Maps*, Section 50-17-76, *District Map No. 74*, to revise  
4 the zoning classification for 22 parcels generally located between Santa Clara Street and Orchard  
5 Street east of Lahser Road, commonly known as the following addresses: 21689 Santa Clara Street,  
6 21679 Santa Clara Street, 21669 Santa Clara Street, 21661 Santa Clara Street, 21653 Santa Clara  
7 Street, 21645 Santa Clara Street, 21639 Santa Clara Street, 21631 Santa Clara Street, 21621 Santa  
8 Clara Street, 21535 Santa Clara Street, 21525 Santa Clara Street, 21722 Orchard Street, 21714  
9 Orchard Street, 21706 Orchard Street, 21664 Orchard Street, 21652 Orchard Street, 21636 Orchard  
10 Street, 21624 Orchard Street, 21610 Orchard Street, 21604 Orchard Street, 21566 Orchard Street,  
11 and 21556 Orchard Street from the existing R1 (Single-Family Residential) zoning classification  
12 to the R3 (Low Density Residential District) zoning classification.

13 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

14 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*  
15 *Maps*, Section 50-17-76, *District Map No. 74*, is amended as follows:

16 **CHAPTER 50. ZONING**

17 **ARTICLE XVII. ZONING DISTRICT MAPS**

18 **Section 50-17-76. District Map No. 74.**

19 For the properties generally located between Santa Clara Street and Orchard Street east of  
20 Lahser Road, commonly known as the following addresses: 21689 Santa Clara Street, 21679 Santa  
21 Clara Street, 21669 Santa Clara Street, 21661 Santa Clara Street, 21653 Santa Clara Street, 21645  
22 Santa Clara Street, 21639 Santa Clara Street, 21631 Santa Clara Street, 21621 Santa Clara Street,  
23 21535 Santa Clara Street, 21525 Santa Clara Street, 21722 Orchard Street, 21714 Orchard Street,



1 21706 Orchard Street, 21664 Orchard Street, 21652 Orchard Street, 21636 Orchard Street, 21624  
2 Orchard Street, 21610 Orchard Street, 21604 Orchard Street, 21566 Orchard Street, and 21556  
3 Orchard Street, and identified more specifically as:

4 S SANTA CLARA 14 DELIA E WILLMARTHS SUB L25 P74 PLATS, W C R 22/415  
5 50 X 114;

6 S SANTA CLARA 15 DELIA E WILLMARTHS SUB L25 P74 PLATS, W C R 22/415  
7 50 X 114;

8 S SANTA CLARA 96 ELM AVE SUB L34 P21 PLATS, W C R 22/396 40 X 106;

9 S SANTA CLARA 95 ELM AVE SUB L34 P21 PLATS, W C R 22/396 40 X 106;

10 S SANTA CLARA 94 ELM AVE SUB L34 P21 PLATS, W C R 22/396 40 X 106;

11 S SANTA CLARA 93 ELM AVE SUB L34 P21 PLATS, W C R 22/396 40 X 106;

12 S SANTA CLARA 92 ELM AVE SUB L34 P21 PLATS, W C R 22/396 40 X 106;

13 S SANTA CLARA 91 ELM AVE SUB L34 P21 PLATS, W C R 22/396 40 X 106;

14 S SANTA CLARA 90 ELM AVE SUB L34 P21 PLATS, W C R 22/396 40 X 106;

15 S SANTA CLARA 89 ELM AVE SUB L34 P21 PLATS, W C R 22/396 40 X 106;

16 S SANTA CLARA 88 ELM AVE SUB L34 P21 PLATS, W C R 22/396 53 X 106;

17 N ORCHARD E 41 FT OF W 43 FT OF 64 WILLMARTH PLACE SUB L21 P41 PLATS,  
18 W C R 22/397 41 X 132;

19 N ORCHARD E 23 FT OF 64 WILLMARTH PLACE SUB AND W 17 FT OF 65  
20 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 40 X 132;

21 N ORCHARD E 43 FT OF W 60 FT OF 65 WILLMARTH PLACE SUB L21 P41 PLATS,  
22 W C R 22/397 43 X 132;

1 N ORCHARD E 6 FT OF 65 WILLMARTH PLACE SUB AND 66 WILMARTH PLACE  
2 SUB L21 P41 PLATS, W C R 22/397 72 X 132;

3 N ORCHARD 67 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132;

4 N ORCHARD 68 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132;

5 N ORCHARD 69 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132;

6 N ORCHARD W 50 FT OF 70 WILLMARTH PLACE SUB L21 P41 PLATS, W C R  
7 22/397 50 X 132;

8 N ORCHARD E 16 FT OF 70 WILLMARTH PLACE SUB AND W 33 FT OF  
9 71 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 49 X 132;

10 N ORCHARD E 33 FT OF 71 WILLMARTH PLACE SUB L21 P41 PLATS, W C R  
11 22/397 33 X 132; and

12 N ORCHARD 72 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132.

13 Also described as follows:

14 S SANTA CLARA 14 & 15 DELIA E WILLMARTHS SUB L25 P74 PLATS, W C R  
15 22/415;

16 S SANTA CLARA 88 THRU 96 ELM AVE SUB L34 P21 PLATS, W C R 22/396; and

17 N ORCHARD E 41 FT OF W 43 FT OF 64 WILLMARTH PLACE SUB THRU 72  
18 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397,

19 the existing R1 (Single-Family Residential) zoning classification is revised to the R3 (Low Density  
20 Residential District) zoning classification.


21 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are  
22 repealed.

1           **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
2 health, safety, and welfare of the people of the City of Detroit.

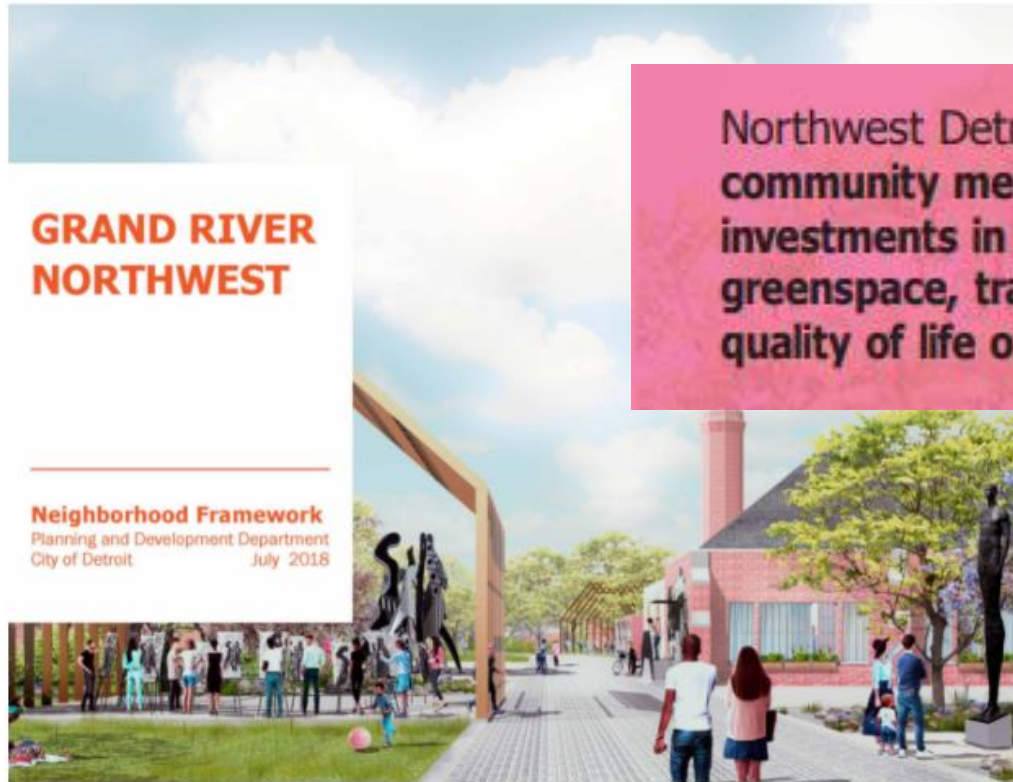
3           **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
4 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),  
5 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

6

Approved as to Form:

  
\_\_\_\_\_  
Lawrence T. García,  
Corporation Counsel

# Grand River Northwest Neighborhood Framework Plan



Northwest Detroit will be a vibrant area that is reflective of its diverse community members, businesses, landscapes and architecture. City investments in the community will strategically integrate and improve local greenspace, transportation and economic networks to contribute to the overall quality of life of all residents within Northwest Detroit.

[See Neighborhood Framework Document.](#) Printed copies are available to be placed at community resource locations upon request.

Subscribe to get project updates >



# Old Redford SNF Investments





# DLBA Marketing ORCHARD STREET

- The site includes **9 vacant DLBA parcels** on Orchard St and Santa Clara between Lahser & Bentler.
- Marketing Package released: **Jan 2021**
- Responses reviewed, interviews complete & development team selected: **April 2021**



# Orchard Housing Development

**Goal is to provide quality, affordable housing options in the area.**

What is proposed?

- 48 units - primarily 2-bedroom units (some 1 and 3 bedrooms).
- Hope to be under construction in 2023.

What is affordable and to whom?

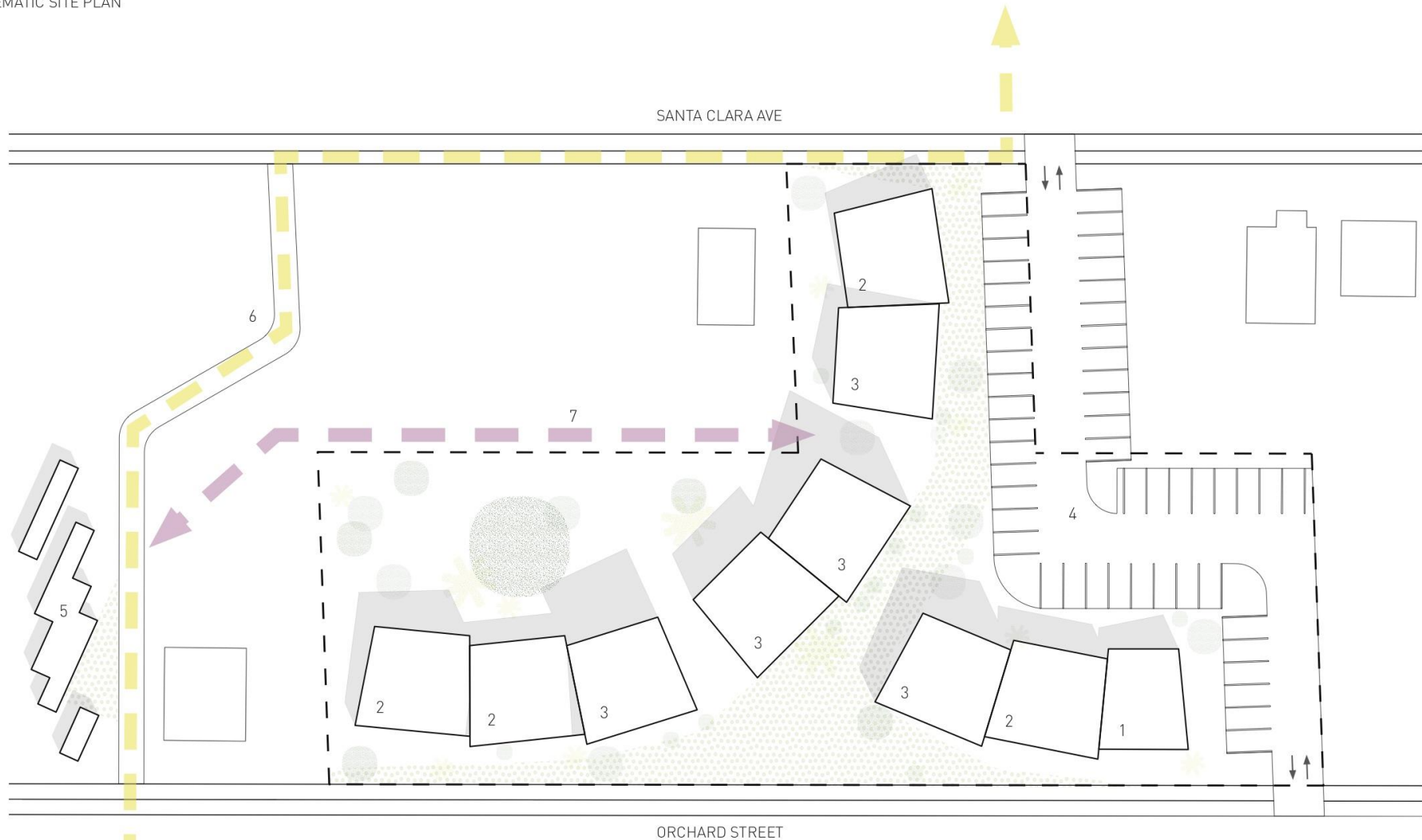
- Rents will be affordable to households between 30% and 60% AMI (up to roughly \$50,000).

Who will own and manage?

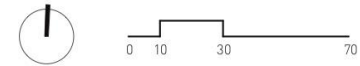
- DBB and CHN will be long-term owners.
- CHN will be property manager.



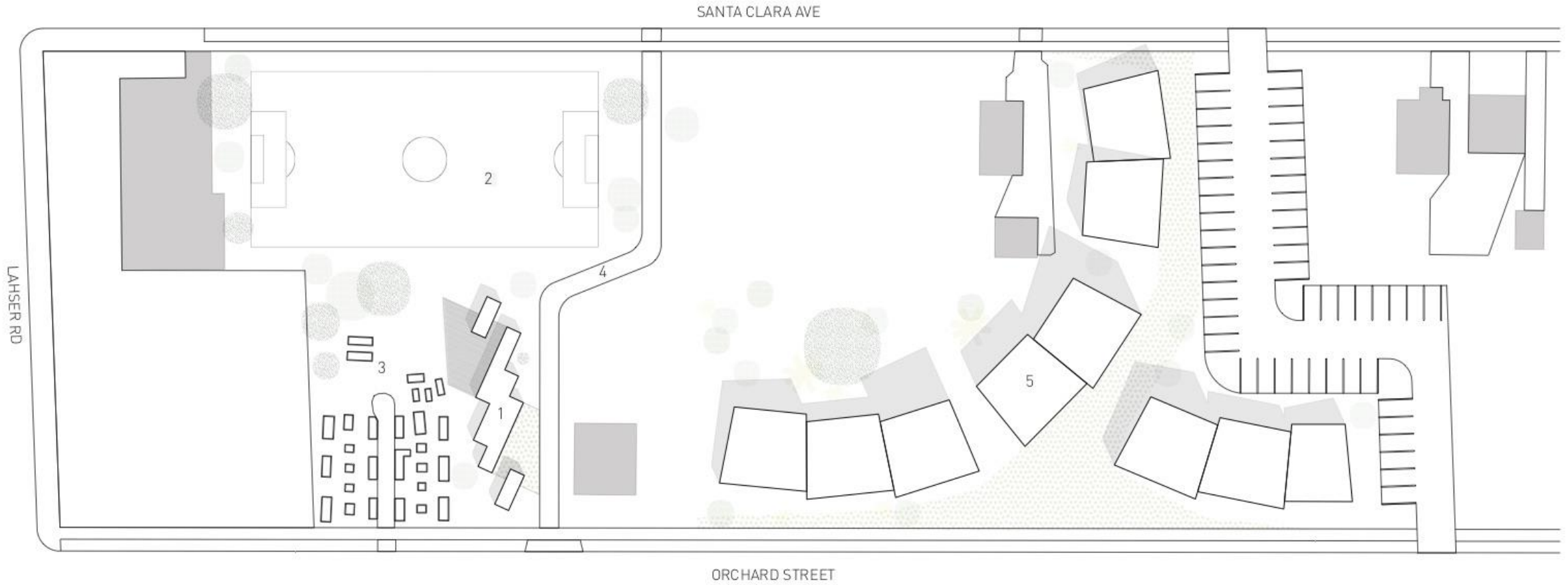




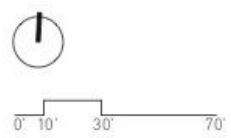
- 1 COMMUNITY SPACE
- 2 TWO-STORY: 4 UNITS
- 3 THREE-STORY: 6 UNITS
- 4 PARKING: 50 STALLS
- 5 KIDS CAMP
- 6 OLD REDFORD LINK - PRIMARY ROUTE
- 7 OLD REDFORD LINK - BRANCH CONNECTION







- 1 KIDS CAMP - MAIN BUILDING
- 2 KIDS CAMP - PLAY FIELD
- 3 FARM
- 4 OLD REDFORD LINK - PEDESTIRAN PATH
- 5 NEW 48 UNIT HOUSING DEVELOPMENT

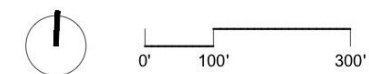






# ORCHARD SITE CONTEXT

 PROPOSED AREA  
OF REZONING



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**Gwen Lewis**  
**Frederick E. Russell, Jr.**

### **NOTICE OF PUBLIC HEARING**

The Detroit City Planning Commission will conduct a public hearing on a proposed amendment to the Detroit Zoning Ordinance:

**THURSDAY, JULY 22, 2021 AT 5:45 PM**

to consider the request of the Planning and Development Department on behalf of Motor City Blight Busters to amend Article XVII, Section 50-17-76, District Map No. 74 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R3 (Low Density Residential District) zoning classification where an R1 (Single-Family Residential District) zoning classification is currently shown on 48 parcels generally bounded by Santa Clara Street to the north, Bentler Street to the east, Orchard Street to the south, and the north-south alley first east of Lahser Road to the west. The location of the proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is to permit the development of a multifamily residential development. The use is not allowed in the current zoning district but is permitted by-right in the proposed district. The pertinent zoning district classifications are described as follows:

#### **R1 – Single-Family Residential**

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. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Additional residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be permitted on a conditional basis.

#### **R3 – Low Density Residential**

The R3 Low Density Residential District is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via e-mail at [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov). Public comment/testimony may be given at the appropriate times when called for during the meeting. If you desire to speak and are attending the meeting online, press the raise your hand icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press \*-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at 313-224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>

**Pursuant to the Michigan Open Meetings Act, as amended, and in response to the COVID-19 pandemic the Detroit City Planning Commission (CPC) will be meeting virtually using a videoconferencing platform.**

The CPC meeting may be viewed in the following manner.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

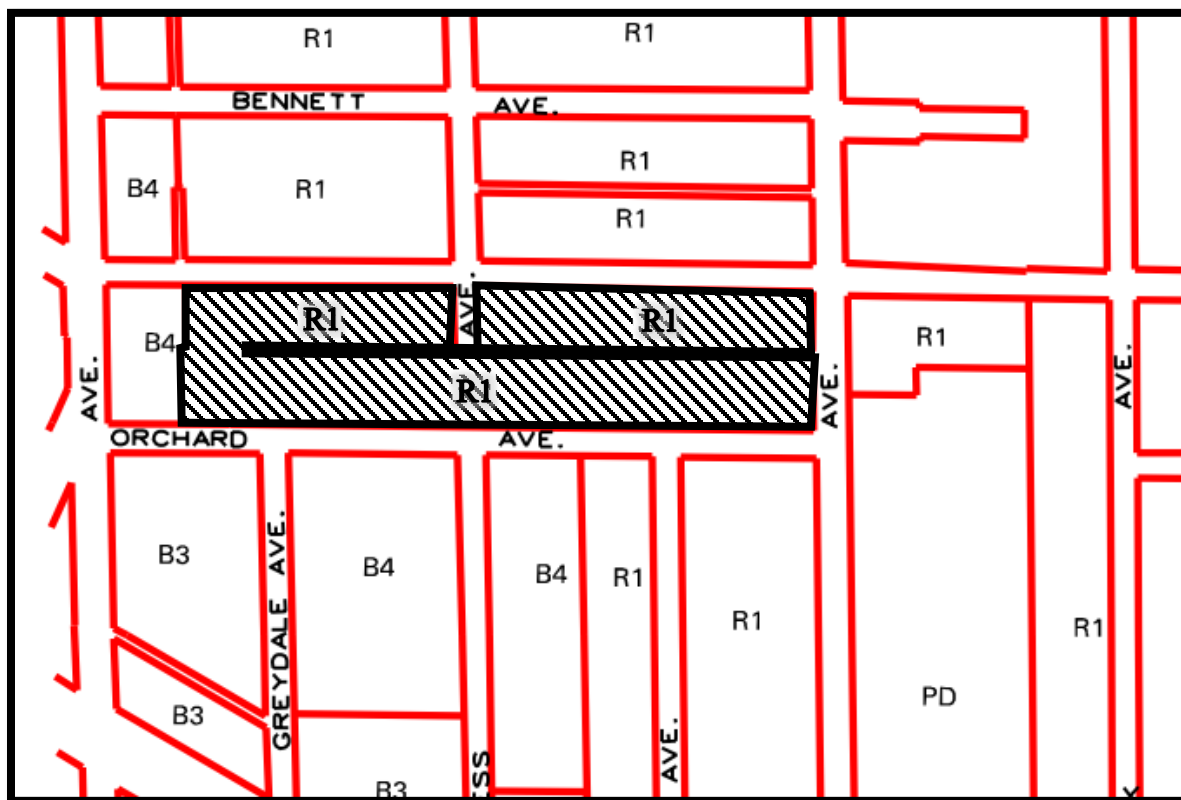
Or iPhone one-tap:

US: +12678310333,96355593579# or +13017158592,,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579



**Highlighted Area Above Shows Proposed Rezoning from R1 to R3**