

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
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.

TO: City Planning Commission

FROM: Kimani Jeffrey, Staff

RE: Request of Anthony Askew and the City Planning Commission staff as a co-petitioner to amend Article XVII, Section XVII, 50-17-4, District Map No. 3 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a SD1 (Special Development District, Small-Scale, Mixed Use) zoning classification where an R2 (Two-Family Residential District) zoning classification is currently shown on approximately ten parcels commonly known as 3442, 3436, 3432, 3426, 3422, 3416, 3408 Cochrane Street, 1581, 1589 Martin Luther King Jr Blvd and 1600 Sycamore Street, generally bounded by Martin Luther King Jr Blvd on the north, Trumbull Street on the east, Sycamore Street on the south, and Cochrane Street on the west.

DATE: September 2, 2022

On September 8, 2022, the City Planning Commission (CPC) will hold a 6:00p.m. public hearing on the subject rezoning. A map of the rezoning can be found below.



BACKGROUND AND PROPOSAL

Anthony Askew is seeking a rezoning to show a SD1 (Special Development District, Small-Scale, Mixed Use) zoning classification where an R2 (Two-Family Residential District) zoning classification is currently shown on approximately ten parcels commonly known as 3442, 3436, 3432, 3426, 3422, 3416, 3408 Cochrane Street, 1581, 1589 Martin Luther King Jr Blvd and 1600 Sycamore Street, generally bounded by Martin Luther King Jr Blvd on the north, Trumbull Street on the east, Sycamore Street on the south, and Cochrane Street on the west. The City Planning Commission is acting as a co-petitioner to give legal standing in order for the matter to be considered, as the majority of the parcels are currently Land Bank owned.

There is also a private landowner which has land included as well. They have submitted a letter of support for the rezoning. This land is being included to maintain zoning consistency for the block face if the rezoning is approved.

The subject property is located in Council District 6. The proposed map amendment is being requested to allow for the construction of a mixed-use development with approximately 16 residential units and commercial space with parking on-site.

Mr. Askew has been a part of a recent cohort of the Capital Impact Partners Equitable Development Initiative – a comprehensive 5-month learning series for emerging real estate developers of color in Detroit. Since completion of the program, he has advanced through various city entitlements in order to pursue the proposed project. This zoning change would facilitate the mixed-use aspects of his project that are not permitted under the current zoning designation.

Current Zoning

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.

Proposed Zoning

SD1- SPECIAL DEVELOPMENT DISTRICT, SMALL-SCALE, MIXED-USE

The SD1 Special Development District is designed to encourage a complementary mixture of small-scale pedestrian and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: R3 (Low Density Residential) Vacant land

East: B2 (Local Business and Residential) Spirit of Hope Church

South: R2 (Single-Family Residential) Residential homes

West: R2 (Two-Family Residential) Residential homes

Master Plan Consistency

The subject site is located within the Jeffrey area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Low/Medium Density (RLM). The Planning & Development Department (P&DD) has been requested to provide a Master Plan Interpretation for this matter, which staff will provide in a subsequent report.

COMMUNITY INPUT

Over the last year or more, the original petitioner has worked with several entities to inform them of what the proposed development entails and receive feedback. CPC staff has followed some of this engagement. The entities that were engaged by the developer includes, but is not limited to the following:

Fountain Court Cooperative (support letter attached)

Bondy Construction (an adjacent land owner which has submitted a support letter)

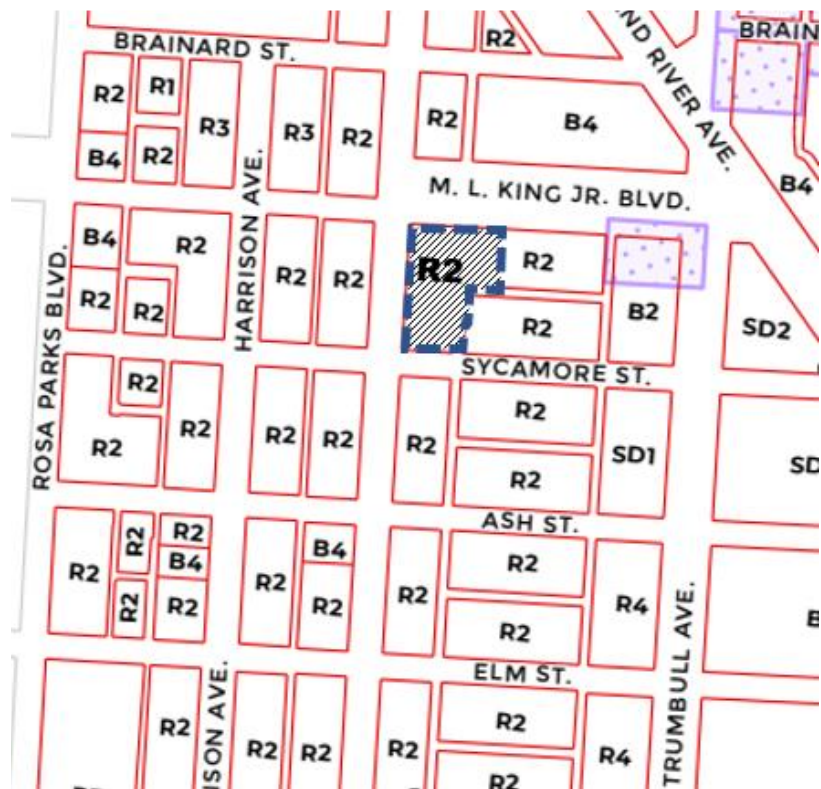
The North Corktown Neighborhood Association

PRELIMINARY REVIEW

The City Planning Commission staff has acted as a co-petitioner on behalf of this small developer however the developer does have standing via an option to purchase agreement with the Land Bank for the subject properties. They have done work to engage the surrounding community and there seems to be initial support. CPC staff will deliver our remaining findings once the public hearing has been held in order to hear from any remaining community members.

Attachment: Support letters

cc: Antoine Bryant, Director, PDD
Greg Moots, PDD
David Bell, Director, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law



SUBJECT REZONING IN SHADED AREA