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**TO:** City Planning Commission

**FROM:** Timarie Szwed, Staff

**RE:** **The request of Parkstone Development and the Detroit City Planning Commission to rezone 7601 Rosa Parks Blvd, 1967 and 2011 S. La Salle Gardens, and 7626, 7616, 7608, and 7600 Dunedin Street from a R3 (Low Density Residential) to a SD2 (Special Development, Mixed-Use) zoning classification.**

**DATE:** October 3, 2022

On October 6, 2022, the City Planning Commission (CPC) is scheduled to hold a public hearing on Parkstone Development and the Detroit City Planning Commission's request to amend Article XVII, Section 50-17-48, District Map No. 46 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a SD2 (Special Development, Mixed-Use) where a R3 (Low Density Residential) zoning classification is currently shown at 7601 Rosa Parks Blvd., 1967 and 2011 S. La Salle Gardens, and 7626, 7616, 7608, and 7600 Dunedin Street, generally located at the site of historic St. Agnes Church, bounded by S. La Salle Gardens to the north, Dunedin Street to the west, Rosa Parks Blvd to the east, and Bethune Street to the south.

The proposed map amendment is being requested to permit the redevelopment of the existing buildings on the site to create 85 multi-family dwelling units, four retail spaces, and outdoor gathering spaces. The existing R3 zoning classification does not allow for commercial uses, or sufficient adaptive reuse possibilities for the site.

### **BACKGROUND AND REQUEST**

The subject property is generally located at the site of the historic St. Agnes Church, on the west side of Rosa Parks Blvd south of S. La Salle Gardens. The location of the proposed rezoning is indicated on the zoning map below:



The petitioner is proposing to reactivate the parcels at 7601 Rosa Parks Blvd., 1967 and 2011 S. La Salle Gardens, and 7626, 7616, 7608, and 7600 Dunedin Street. The petitioner has entered into a purchase agreement with the Detroit Land Bank Authority to acquire ownership of the necessary parcels.



## PLANNING CONSIDERATIONS

### *Surrounding Zoning and Land Use*

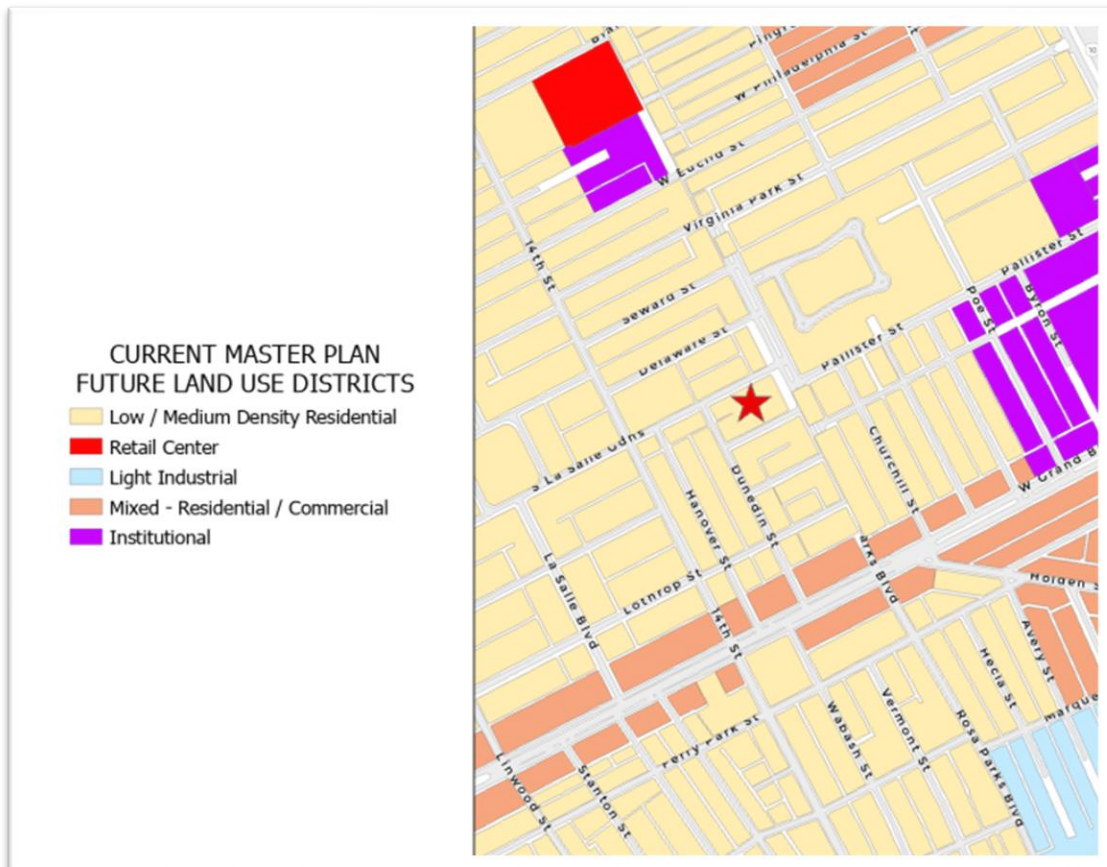
The zoning classification and land uses surrounding the subject area are as follows:

- North: R3; developed with a school
- East: R3 and PD; developed with apartment building and multi-family dwelling units
- South: R3 and PD; undeveloped
- West: R3 and R2; undeveloped

As shown on the above zoning map, most parcels in the subject area are zoned residential, varying between R1, R2, and R3. Some parcels to the south and east are zoned PD, and further south there are several parcels zoned B4 along W Grand Blvd. The surrounding area is primarily residential, with vacant parcels scattered throughout.

### *Master Plan Consistency*

The current Master Plan Future Land Use map shows the subject site as Low/Medium Density Residential (RLM) as indicated on the map below. The Planning & Development Department will provide a Master Plan Interpretation for the subject parcels, prior to CPC staff making a recommendation regarding this petition for rezoning.



### ***Community Input***

Community engagement for the proposed project began in the third quarter of 2021. Initial outreach involved contacting residents surrounding the projects as well as leaders of area nonprofit organizations. The initial outreach resulted in over 20 informal conversations. At the end of each conversation, participants were invited for a private site tour. Approximately half of those contacted toured the site. During phase one, five letters of support for the creation of an Obsolete Property Rehabilitation Act district.

In March of 2022, the petitioner began working directly with the LaSalle Neighborhood Association who hosted an online meeting regarding the project. Many residents attend, as well as Council 5 District Manager Melia Howard and City Council President Mary Sheffield. As a follow-up to the meeting and at the request of the block club, the petitioner created a “Frequently Asked Questions” page which the block club distributed to many residents via their existing email distribution list. During this phase, neighbors were educated on the OPRA program.

The following list of questions, comments, and concerns came from the community:

- Firm support for the historic campus being preserved rather than being demolished.
- Several individuals expressed concern that the current developer may be affiliated with or partners with the former owner (Ron Castellanos).
- Many questioned who would be residing in the units; with some concerned expressed about affordable housing attracting low-income residents or college students from nearby Wayne State University.
- There were several questions about tax credits. Some residents thought that a tax credit for a nearby development meant that their personal property taxes would go up to compensate for the credit being granted.

The third (current) phase includes an electronic survey in which residents could vote on the types of goods and services are desired in the commercial portion of the St. Agnes development. This survey will be used by the development team to identify the most appropriate new zoning classification.

The following community members and organizations have been in contact with the petitioner regarding this project:

- Lee Crawford, Resident
- Stephanie Gaines, Principal, Thirkell Elementary School
- Ryan Kain, Resident
- Antonio Luck, The Congregation
- Rudy Maroke, LaSalle Neighborhood Association
- Joyce Moore, Resident
- Fikre Prince (formerly with Central Detroit CDC)
- Javier Puga, Resident
- Joseph Smith, Resident
- Venita Thomkins, Virginia Park
- Michael VanAntwerp, Cass Community Social Services
- Terrence Willis, 12<sup>th</sup> Street CDC
- Julian Witherpoon

### ***Conclusion***

Staff will provide a recommendation incorporating the results of the public hearing at a future meeting.

Attachments: Public hearing notice  
Application for zoning change  
Purchase agreement for 7608 Dunedin

cc: Antoine Bryant, P&DD  
Karen Gage, P&DD  
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