

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

NOTICE OF PUBLIC HEARING

June 13, 2024

Mr. Conrad Mallett, Corporation Counsel, Law Department
Mr. Antoine Bryant, Director, Planning & Development Department
Mr. David Whittaker, Director, Legislative Policy Division
Mr. David Bell, Director, Buildings, Safety Engineering & Environmental Department

RE: To amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-11, *District Map 10*, to revise the zoning classifications for certain properties, generally bounded by the first alley east of Oakland Avenue, Westminster Avenue....*etc.*

Notice is hereby given that the **Detroit City Council Planning & Economic Standing Committee** has scheduled a **PUBLIC HEARING** on **THURSDAY, JUNE 27, 2024 at 10:05 A.M.**

Pursuant to the Michigan **Open Meetings Act** as amended, which authorizes the continued use of hybrid electronic meetings to provide virtual public participation in accordance with the requirements of **MCL 15.263a (2)**, the Detroit City Council will be meeting **in person** in the **City Council Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center** for the Planning & Economic Development Standing Committee

The Standing Committee may be viewed in the following manner.

1. Watch via television
 - Comcast: Channel 10
 - ATT: From Channel 99, click Detroit, then Channel 10
2. Watch online by using <https://detroitmi.gov/government/city-council> and clicking on Channel 10.
3. To attend by phone only, call one of these numbers:
+1-929-436-2866, +1-312-626-6799, +1-669-900-6833, +1-253-215-8782, +1-301-715 8592, or +1-346-248-7799 Enter Meeting ID: 330332554##

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400

(313) 224 3260 • Fax (313) 224-1466

4. To attend online: <https://Detroitmi.gov/Online-CC-Meeting>

Public Comment:

To participate at the time of Public Comment, please raise your hand within the zoom application.

1. Telephone participants: Raise your hand by pressing *9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
 - a. Windows computer = [ALT] + [Y]
 - b. Apple computers = [OPTION] + [Y]

To be consistent with how Public Comment has been handled for in-person meetings:

- You will be called on in the order in which your hand is raised
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

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 to the City Clerk's Office CityClerkHelpDesk@detroitmi.gov via e-mail, for the record.

Summary

To amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-11, District Map 10, to revise the zoning classifications for certain properties, generally bounded by the first alley east of Oakland Avenue, Westminster Avenue, the first alley east of Goodwin Street and Owen Street, from the existing R2 Two-Family Residential District and B4 General Business District zoning classifications to the SDI Special Development District, Small-Scale Mixed-Use zoning classification.

NOTICE TO THE HEARING IMPAIRED:

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including American Sign Language, language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

Sincerely,

Janice M. Winfrey
City Clerk

CC: Mr. Malik Washington, City Council Liaison, Mayor's Office
Mr. Dan Arking, Assistant Corporation Counsel, Law Department
Mr. Greg Moots, City Planner, Planning & Development Department

JMW/gkk

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Thursday, June 27, 2024 at 10:05 AM - Chapter 50 Ordinance Public Hearing

Jai Singletary

To: Glenn Kersey

Cc: Rory Bolger; Cindy Golden; Louise Jones; Marcell Todd; Christopher Gulock



Tue 5/14/2024 12:41 PM

Good afternoon Clerk Kersey,

Could you please notice the public hearing below for the following date/time?

Date/Time: Thursday, June 27, 2024 at 10:05 AM:

To amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-11, District Map 10, to revise the zoning classifications for certain properties, generally bounded by the first alley east of Oakland Avenue, **Westminster** Avenue, the first alley east of Goodwin Street and Owen Street, from the existing R2 Two-Family Residential District and B4 General Business District zoning classifications to the SDI Special Development District, Small-Scale Mixed-Use zoning classification.

Thank you,

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-11, *District Map No. 10*, to revise the zoning classifications for certain properties, generally bounded by the first alley east of Oakland Avenue, Westminster Avenue, the first alley east of Goodwin Street and Owen Street, from the existing R2 Two-Family Residential District and B4 General Business District zoning classifications to the SD1 Special Development District, Small-Scale, Mixed-Use zoning classification.

Introduced
MAY 14 2024

TATE

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 50-17-11, *District Map No. 10*, to revise
4 the zoning classifications for certain properties, generally bounded by the alley first east of
5 Oakland Avenue, Westminster Avenue, the alley first east of Goodwin Street and Owen Street,
6 from the existing R2 Two-Family Residential District and B4 General Business District zoning
7 classifications to the SD1 Special Development District, Small-Scale, Mixed-Use zoning
8 classification.

9 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT
10 THAT:

11 Section 1. Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by amending
12 Article XVII, Section 50-17-11 as follows:

13 CHAPTER 50. ZONING

14 ARTICLE XVII. ZONING DISTRICT MAPS

15 Section 50-17-11. District Map No. 10.

16 (a) For the properties located at 9102 through 9174 and 9103 through 9245 Goodwin
17 Street, described specifically as:

- 18 E GOODWIN 57 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
- 19 E GOODWIN 56 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
- 20 E GOODWIN 55 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
- 21 E GOODWIN 54 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
- 22 E GOODWIN 53 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
- 23 E GOODWIN 52 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100

- 1 E GOODWIN AVE 132 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 2 E GOODWIN 131 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 3 E GOODWIN 130 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 4 E GOODWIN 129 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 5 E GOODWIN 128 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 6 E GOODWIN 127 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 7 E GOODWIN 126 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 8 W GOODWIN 46 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
- 9 W GOODWIN 47 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
- 10 W GOODWIN 48 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
- 11 W GOODWIN 49 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
- 12 W GOODWIN 50 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
- 13 W GOODWIN 51 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
- 14 W GOODWIN 45 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 15 W GOODWIN 46 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 16 W GOODWIN 47 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 17 W GOODWIN 48 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 18 W GOODWIN 49 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 19 W GOODWIN 50 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 20 W GOODWIN 51 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 21 W GOODWIN 52 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 22 W GOODWIN 53 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 23 W GOODWIN 54 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100

- 1 W GOODWIN 55 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 2 W GOODWIN 56 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 3 W GOODWIN 57 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 4 W GOODWIN 58 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 5 W GOODWIN 59 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 6 W GOODWIN 60 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 7 W GOODWIN 61 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 8 W GOODWIN 62 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
- 9 W GOODWIN 64 & 63 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 60 X 100

10 the existing R2 Two-Family Residential District zoning classification is revised to the SD1 Special
11 Development District, Small-Scale, Mixed Use zoning classification.

12 (b) For the property located at 922 Westminster Avenue, described specifically as:
13 W GOODWIN 65 S 7.61 FT OF VAC WESTMINSTER AVE ADJ MOTT & MORSES SUB L15
14 P81 PLATS, W C R 5/135 37.61 IRREG

15 the existing B4 General Business District zoning classification is revised to the SD1 Special
16 Development District, Small-Scale, Mixed Use zoning classification.

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

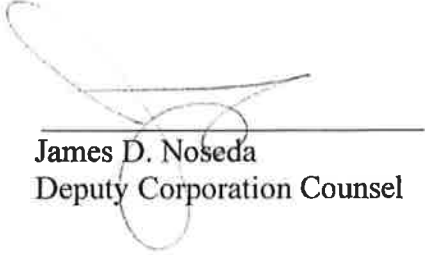
18 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
19 health, safety, and welfare of the people of the City of Detroit.

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

Approved as to Form:

Conrad L. Mallett
Corporation Counsel

BY:



James D. Nosedá
Deputy Corporation Counsel

X	X	X	X
9	10	X	
7	8	14	



FORMAL SESSION**May 14, 2024****Law Department**

TATE: To amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-11, District Map 10, to revise the zoning classifications for certain properties, generally bounded by the first alley east of Oakland Avenue, Westminster Avenue, the first alley east of Goodwin Street and Owen Street, from the existing R2 Two-Family Residential District and B4 General Business District zoning classifications to the SDI Special Development District, Small-Scale Mixed-Use zoning classification.

INTRODUCE

TATE, resolution setting a public hearing on foregoing ordinance amendment.

RESOLUTION FOR SETTING UP A PUBLIC HEARING

By Council Pro Tem Tate:

Resolved, that a public hearing will be held by this body in the Committee Room, 13th Floor of the Coleman A Young Municipal Center for the purpose of considering the advisability of adopting the foregone amends a proposed ordinance to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-11, District Map 10, to revise the zoning classifications for certain properties, generally bounded by the first alley east of Oakland Avenue, Westminster Avenue, the first alley east of Goodwin Street and Owen Street, from the existing R2 Two-Family Residential District and B4 General Business District zoning classifications to the SDI Special Development District, Small-Scale Mixed-Use zoning classification. **INTRODUCE**



DEPARTMENTAL SUBMISSION

DEPARTMENT: Legislative Policy Division - City
Planning
FILE NUMBER: Legislative Policy Division - City
Planning -0306

*** RE:**

Submitting report related to: To consider the request of North End Christian Community Development Corporation to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-11, District Map 10 of

*** SUMMARY:**

To consider the request of North End Christian Community Development Corporation to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, *Zoning District Maps*, Section 50-17-11, *District Map 10* of the Detroit Zoning Ordinance to show an SD1 (Special Development District, Small-Scale Mixed Use) where the R2 (Two-Family Residential District), and B4 (General Business District) zoning classifications are currently shown on the area generally bounded by the alley first east of Oakland Avenue, Westminster Avenue, the alley first east of Goodwin Street, and Owen Street.

*** RECOMMENDATION:**

Recommend Approval

*** DEPARTMENTAL CONTACT:**

Name: Sabrina Shockley
Position: Administrative Assistant

***=REQUIRED**

Donovan Smith
Chairperson
Melanie Markowicz
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

Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Lauren Hood, MCD
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

May 2, 2024

HONORABLE CITY COUNCIL

RE: To consider the request of North End Christian Community Development Corporation to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, *Zoning District Maps*, Section 50-17-11, *District Map 10* of the Detroit Zoning Ordinance to show an SD1 (Special Development District, Small-Scale Mixed Use) where the R2 (Two-Family Residential District), and B4 (General Business District) zoning classifications are currently shown on the area generally bounded by the alley first east of Oakland Avenue, Westminster Avenue, the alley first east of Goodwin Street, and Owen Street.

The proposed map amendment is being requested to allow for a 'green community campus' to include educational spaces, live/work art studios, small-scale retail and a bed and breakfast inn. The City Planning Commission is co-petitioning for the map amendment of specific vacant parcels within the boundary, commonly known as 9127 Goodwin, 9133 Goodwin, 9144 Goodwin, 9151 Goodwin and 922 Westminster (**RECOMMEND APPROVAL**)

Before this Honorable Body is the request of North End Christian CDC to show an SD1 zoning classification where the R2 and B4 zoning classifications currently exist on land generally bounded by the alley first east of Oakland Avenue, Westminster Avenue, the alley first east of Goodwin Street, and Owen Street (see map on page 7).

BACKGROUND

The North End Christian CDC (NECCDC) owns and operates Oakland Avenue Urban Farm (OAUF). The campus is a total of seven (7) acres in the Historic North End neighborhood. NECCDC has been working in the community for over a decade and is an anchor in their community. The organization grows food, provides mentorship and educational programs, has outdoor art spaces and also creates jobs for surrounding residents. NECCDC has also stated that they have GAP certification and are the hub of an established Food Value Chain. The organization provides nutritional, economic and cultural opportunities while building capacity for community food growers, processors, sellers and consumers.



Oakland Avenue Urban Farm

In addition to the urban farming activities of the OAU, the organization “grows more than 33 varieties of vegetables and fruit using organic practices and produces value-added products, including herbal teas, eggs, spices, and AfroJam—jams made from locally sourced fruits. In addition to selling produce via weekly markets, the Farm offers a “Harvest on Demand” option, allowing customers to drop by the Farm’s Community House to request produce five days a week, Monday through Friday from 9:00 am - 3:00 pm. Through these efforts, thousands of Detroit area families and residents have access to fresh local grown fruits and vegetables.”

NECCDC is also working on other projects such as the **North End Community Resource Center** (see below), funded by Knight Foundation and in partnership with Design Core Detroit and University of Michigan Taubman Public Design Corps; an interdisciplinary collaborative project that positions socially engaged design at the core of comprehensive community planning and development.



An **Agri Art Alley** (see below) is planned to reactivate an unused alley on the campus and will tie the various components of the campus in order to spur neighborhood revitalization and also mitigate neighborhood flooding through stormwater management features.



Site for proposed Agri Alley



PROPOSAL

The proposed rezoning is for a project that NECCDC is calling the Detroit Cultivator, on a portion of the OAUF site which totals approximately three (3) acres of land. The majority of the parcels in the subject site are zoned R2, in which the district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. There is a parcel on the corner of Westminster that is zoned B4 which is the general business district that allows for most business uses.

NECCDC intends to create a “green community campus” that includes converting existing vacant 1- and 2-family homes into community/educational spaces, live/work art studios, small-scale retail, and a bed and breakfast inn. Open space will be used for future expansion of the existing urban gardens, outdoor gathering space, and passive natural landscapes. No new construction is planned at this time.

CPC staff is petitioning for vacant parcels that OAUF does not control in the footprint of the rezoning in order to maintain zoning consistency.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: B4 and R2; vacant, urban gardens, and vacant homes
East: R2; vacant land, urban gardens and vacant homes
South: R2; vacant land and residential homes
West: B4; commercial buildings, liquor store, vacant structures, and open space.

Master Plan Consistency

The subject rezoning site is located within the Middle Woodward area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows the Low-Medium Density Residential (RLM) designation. The Planning and Development Department (P&DD) provided a letter confirming the proposal’s general conformance with the City’s Master Plan.

Proposed Zoning

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.

The proposed zoning district would allow the proposed uses that OAUF is planning for their Detroit cultivator project. The new zoning district is being requested to allow for community and art spaces, a bed and breakfast, and small retail spaces. These uses are permissible in the SD1 small-scale mixed-use district as it permits for more commercial and mixed-use activity, while they would not be permitted in the existing R2 district.

COMMUNITY INPUT

The petitioner has been working with nearby residents and has submitted a list of property owners who have shared letters of support (see presentation attachment).

- Lorraine Shaw
- Bags to Butterflies
- Allice Norris
- Rosalind Norris
- George Martin
- Loretta Randle
- Michael Williams
- Sean Murphy
- St. John Evangelist Temple
- Fellow Citizen LLC
- Greater Ephesian Baptist Church
- Greater New Mt. Moriah
- Missionary Baptist Church

There are also property owners with improved parcels (land with a structure) who have been contacted but have not stated support or opposition. Those property owners include:

- Big Daddy Liquor Store
- Resident at 9180 Goodwin

ANALYSIS

Zoning Ordinance Approval Criteria

According to Sec. 50-3-70, Approval criteria, recommendations, and decisions on an amendment of a zoning map in Article XVII shall be based on consideration of all of the following criteria (accompanied by staff's analysis):

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

NECCDC has made the argument that when they began over a decade ago, that their project was in response to blight in the community. This project was an effort to beautify the neighborhood, bring parcels back to productive use, provide jobs to community members,

and provide fresh food to neighbors. After many years, their work has transformed this neighborhood and become a staple in the community.

Therefore, it can be argued that the proposed rezoning meets the changing condition or trend of the land. The subject site has been used for farming and other supporting activities for numerous years. The proposed rezoning would allow the group to cultivate other activities that will support OAU. Many domestic and international visitors come to the farm, so the bed and breakfast will give visitors an affordable place to lodge. The permitted retail uses will allow OAU to make and sell products that are produced at the farm. A small art gallery would be permitted as well. All of these things are happening currently in some temporary or small fashion. The OAU would be able to become legal with the proposed zoning.

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

The proposed amendment would allow previously blighted structures and sites to be putback to productive use. An example of this is the OAU Community Resource Center that is supported by the Knight Foundation, Design Core and U of M Taubman Public Design Corps. This effort is bringing an existing structure back to productive use that will support the general welfare of the

community, turning underutilized structures into an asset that residents can benefit from. This is one example of many from OAUAF.

- (3) *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this chapter;*

PDD has submitted a letter stating that the proposal is generally consistent with the Master Plan of Policies.

- (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;*

A Buildings, Safety Engineering, and Environmental Department Pre-Plan meeting was held for elements of this proposal such as the community center. These meetings include all departments and entities that deal with public utilities and infrastructure, such as DTE Energy and the Department of Public Works. Based on feedback from departments, there seems to be no issue with providing adequate public facilities for the proposal since there is no major new construction proposed. The project generally seeks to rehab existing structures and conduct relatively light activities on the site.

- (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 proposal is not expected to have significant adverse impacts on the natural environment. The proposed components such as the permeable farms and the Agri Alley will be beneficial to stormwater mitigation. The overall purpose of the project is expected to generally add to the betterment of the environment.

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

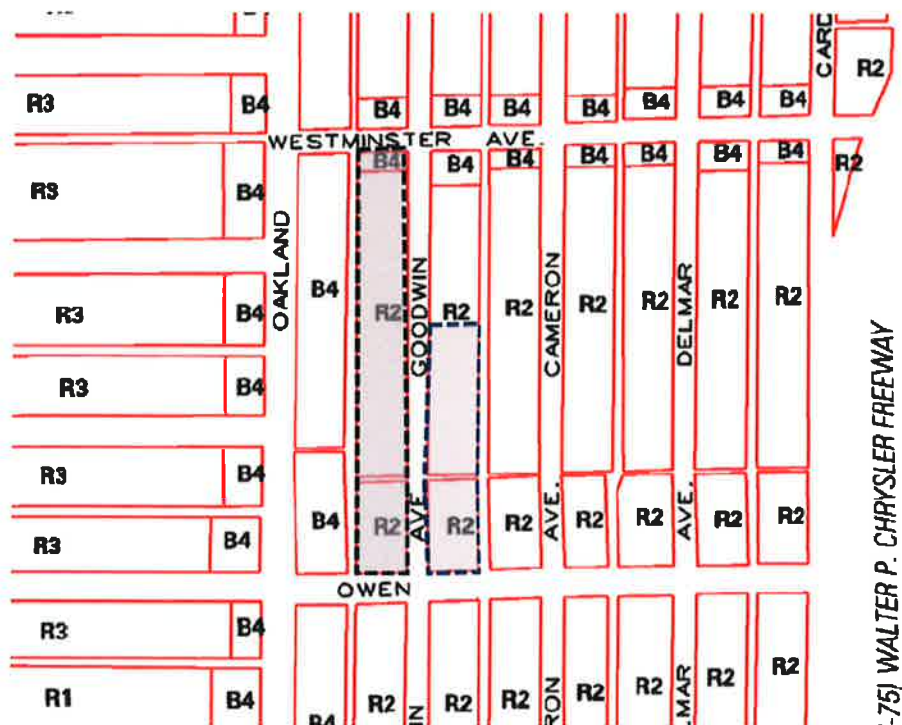
There are no significant adverse impacts expected to the adjacent properties based on the studies put forth. The NECCDC team has engaged the community and there has so far been no negative feedback on the proposal. Since many elements of the project are currently existing, it is not anticipated that the full scope will have major significant impacts on other properties once brought to fruition. Most of the area is already under the ownership or control of OAUAF or its affiliates.

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

The existing zoning classification does not allow for some of the activities that the OAUAF would like to pursue. The proposed SD1 zoning district will allow those activities. The SD1 district is suitable for the subject site. The district has been applied similarly in the Midtown/Cass Corridor area as SD1 was applied to many east/west residential streets and has spurred positive activity. This is an extension of that type of application into another neighborhood for the purpose of spurring activity that can add to synergy in the area.

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

The proposed rezoning will not create an illegal spot zone.



Proposed parcels to be rezoned are within the boundary on the map

CONCLUSION

At its regularly scheduled December 7, 2023 meeting, the City Planning Commission recommended **APPROVAL** of this item. During the public hearing, commenters spoke in support of the proposal and no one spoke in opposition. This proposal seeks to change the current zoning in order to allow activities that support the current OAUF gardening and farming activities. The proposed new uses are not a major transition from activities that are currently taking place at the farm. The farm currently attracts a fair amount of activity as many volunteers and organizations have partnered with OAUF to help cultivate the farm.. Many visitors come from around the country to see what is taking place at the site. The proposed rezoning will help OAUF to continue naturally evolving as a positive catalyst for the community.

Attachment: Rezoning Ordinance
Updated Zoning Map 10
Slide Deck
Support Letters

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

detroit cultivator

Project Overview

About Detroit Cultivator Community Land Trust

The Detroit Cultivator Community Land Trust (DCCLT) was formed in 2020. Through gifts of land by North End Christian CDC (parent organization of the Oakland Avenue Urban Farm) and others, Detroit Cultivator today owns 27 city lots, held in perpetuity for the public good. While there are more than 200 active community land trusts nationwide today, the Detroit Cultivator is the first in Detroit.

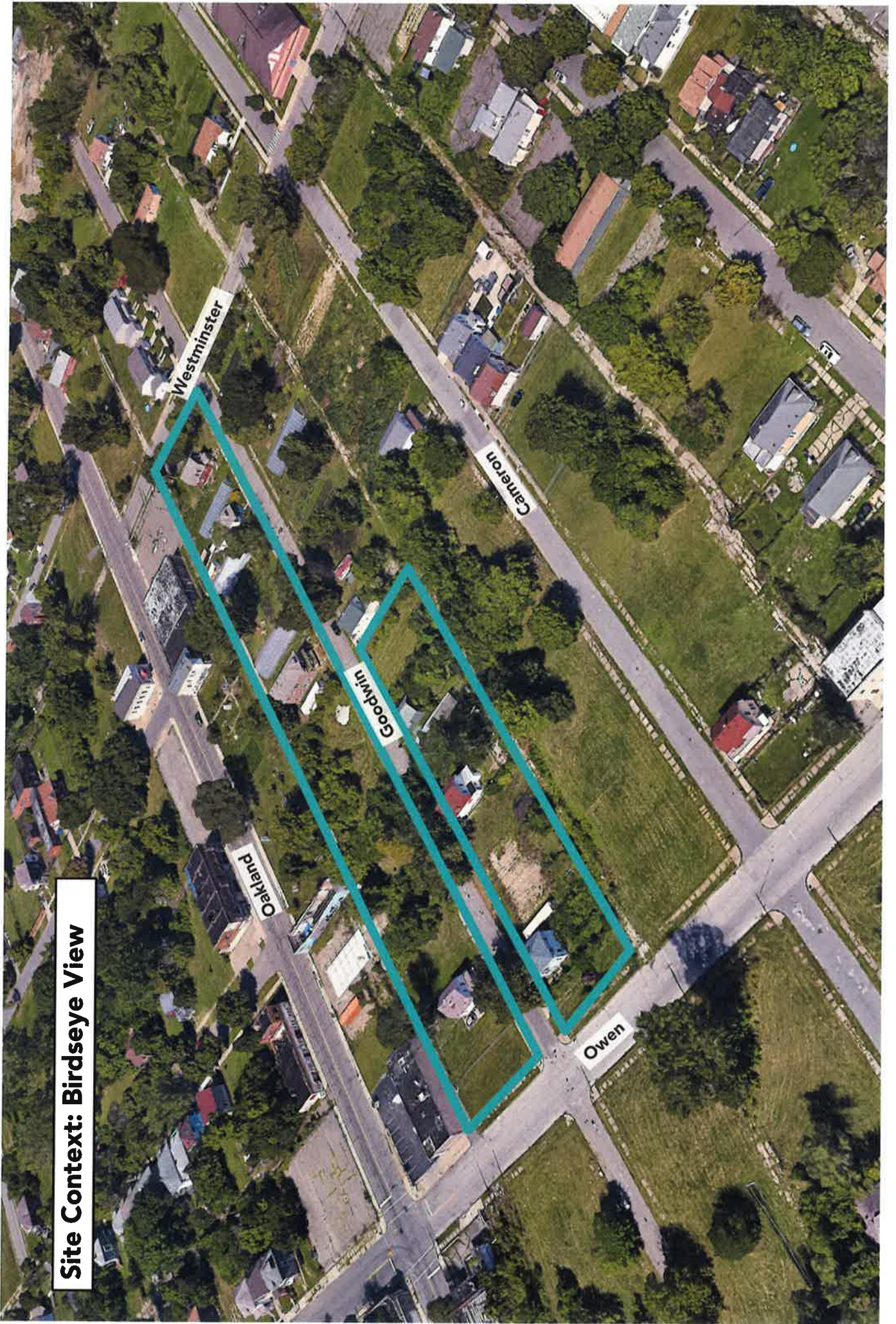
The land trust project was first conceived of more than 4 years ago during a master-planning process facilitated by Detroit-based design firm Akoaki. With the support of Akoaki, neighboring business owner Fellow Citizen, LLC, and the Detroit Land Bank, we slowly and methodically acquired 6 acres of land that comprises the DCCLT. Professor William Lovejoy of the Ross School of Business at the University of Michigan helped make the dream a reality by providing needed expertise and by connecting the organization to Eric Williams, senior staff attorney at the Detroit Justice Center who, with Whitley Granberry, staff attorney at the Detroit Justice Center, guided the development of the land trust's articles of incorporation and bylaws. The DCCLT is an emerging solution for responsible development in the city of Detroit.

detroit
cultivator

Site Context: Aerial View



Site Context: Birdseye View



- Detroit Cultivator Projects + Initiatives**
- Oakland Avenue Urban Farm + Farmer's Market**
- North End Community Resource Center**
- Red's Jazz Shoe Shine**
- The Landing**
- Bags to Butterflies**
- Agri Art Alleyway**

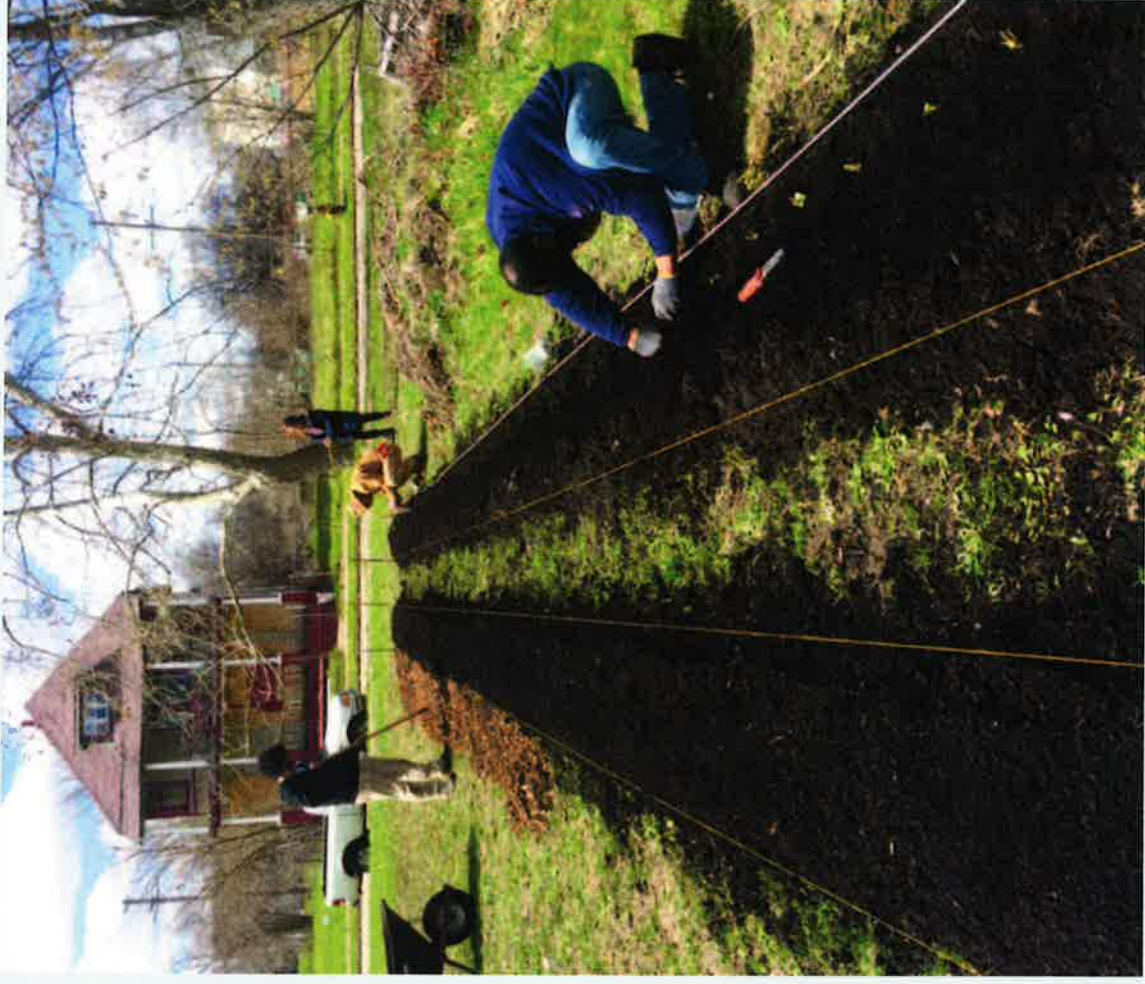
detroit cultivator



Oakland Avenue Urban Farm

Northend Christian CDC owns and operates Oakland Avenue Urban Farm (OAUF), located on our seven acre campus in the Historic Northend of Detroit. For the past decade, against a backdrop of extreme social and economic need, OAUF has established a reputation as a stabilizing anchor for the community. Growing healthy food, providing mentorship and educational programs, supporting gathering and outdoor art spaces, and generating jobs, the farm helps create a safety net where virtually no other is available. OAUF is the first and only urban farm in the City of Detroit to receive GAP certification, defining our exemplary safe food handling practices.

OAUF is the hub of an established Food Value Chain in Detroit's historic Northend. OAUF leverages a nationally and internationally recognized model as an equitable Community Food Hub, infusing the Northend community with excellent quality nutritional, economic, and cultural opportunities. Our historic and proposed project builds the capacity of our community's food growers, processors, sellers, and consumers.





OAU F Farmers Market

Since 2010, Oakland Avenue Urban Farm's (OAU F) Saturday market has been part of the Detroit Community Markets, a network of farmer markets coordinated by the Detroit Eastern Market Corporation. OAU F grows 33+ varieties of vegetables and fruit using organic practices and produces value-added products, including herbal teas, eggs, spices, and AfroJam—jams made from locally sourced fruits. In addition to selling produce via weekly markets, the Farm offers a "Harvest on Demand" option, allowing customers to drop by the Farm's Community House to request produce five days a week, Monday through Friday from 9:00 am - 3:00 pm. Through these efforts, thousands of Detroit area families and residents have access to fresh local grown fruits and vegetables that they would not otherwise. Each year our goal is to make sure residents are able to cut back on the carbon footprint, alleviate the amount of hands and potential germ/contamination factor in purchasing foods, as well as overall ecological waste.





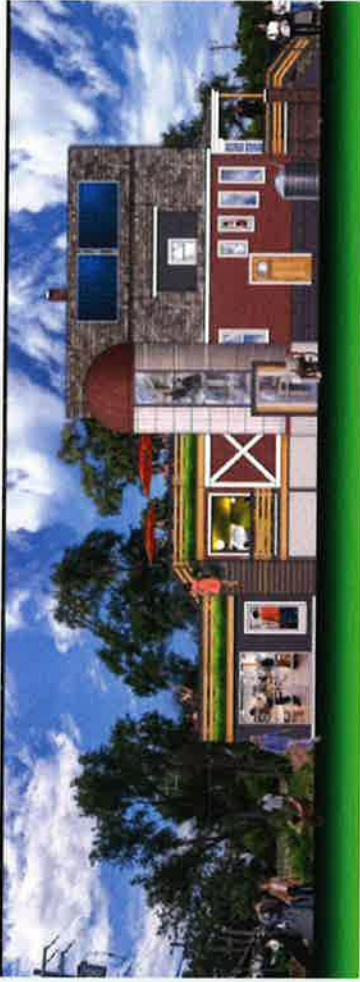
North End Community Resource Center

The North End Community Resource Center (NECRC) is funded by the Knight Foundation and slated to be completed by Fall 2023. The NECRC is an interdisciplinary, collaborative project that positions socially engaged design at the core of comprehensive community planning and development. Uniting partners from Design Core Detroit, and UM's Taubman Public Design Corps with the Oakland Avenue Urban Farm, the effort aims to prototype a community-anchored design resource library.



NEW WEST ELEVATION

As a repository of research and practice showcasing innovative methods in equitable development, the project is intended to both archive information and host programs that strengthen the social, physical, and economic fabric of communities. The objectives of this project is to collaboratively conceive of a series of public events and workshops to engage broad community participation in the initiative. The project also seeks to develop an architectural prototype to transform an existing residential home within our footprint into a civic asset and public facility for the Oakland Avenue Urban Farm, the North End neighborhood, and an international community of visiting designers.



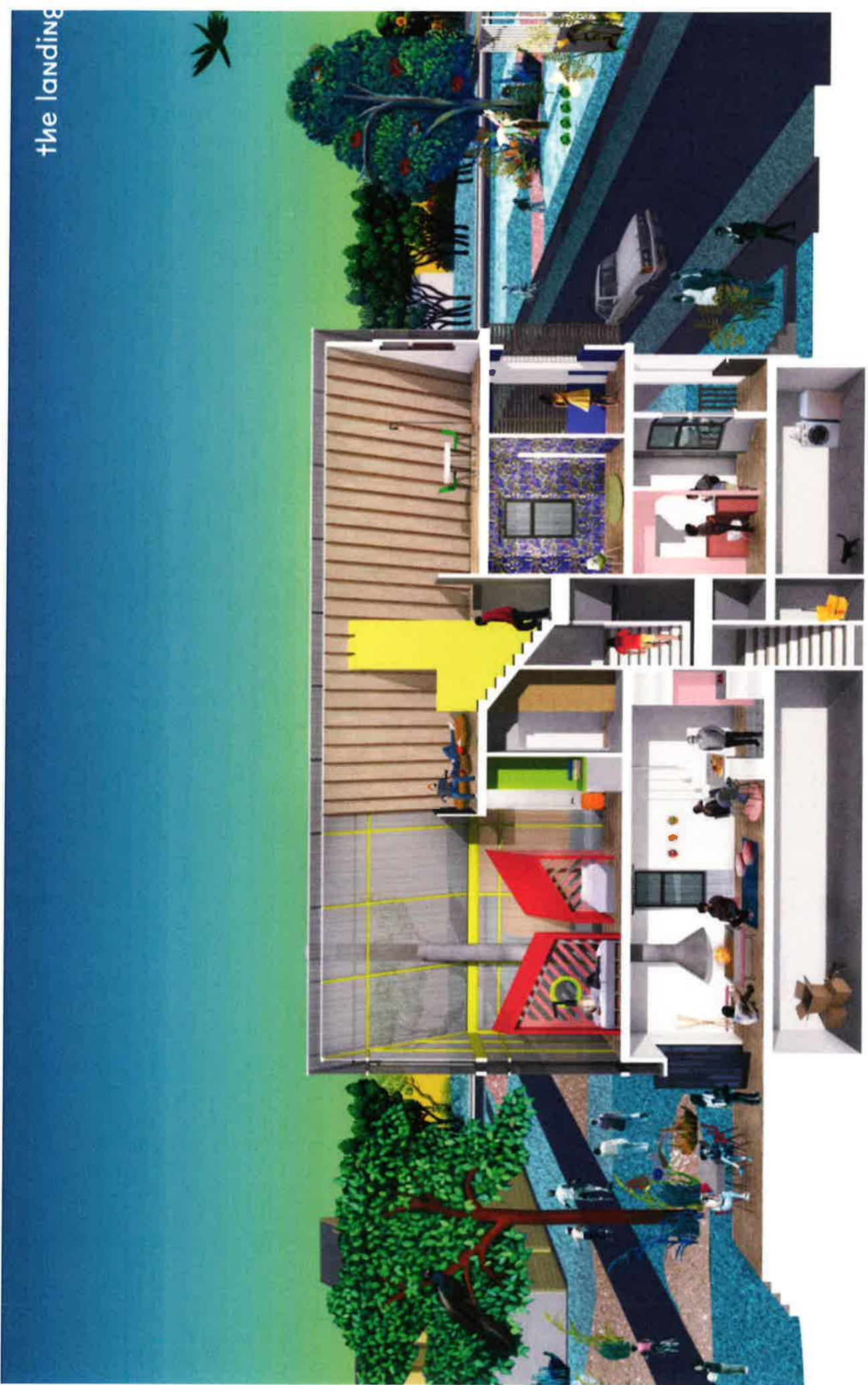


Red's Jazz Shoe Shine

Funded by a MEDC Patronicity Campaign to restore a cultural vestige and create a brick and mortar home for cooperatively owned business. This project will allow us to preserve the cultural heritage of the historical Red's Jazz Shoe Shine Parlor, reactivate this commercial space into the brick and mortar home of the Black Bottom Garden Center, a cooperatively black owned garden center, and enhance our shared community green space. This will contribute to the activation of the commercial corridor of Oakland Ave. by establishing anchor businesses, creating open public space for the community, and being a platform for events, business incubation, and creativity to continue the legacy of African American culture and economic generation in the North End by Fall of 2024. Adjacent to the legacy building will be a 30x70' fully-equipped greenhouse funded by the Ford Motor Company.



the landing



The Landing

Providing lodging for visitors offers the promise of a significant new revenue stream for the Farm. The Farm has generated great interest both in the U.S. and abroad. In fact, pre COVID-19, the Farm received more than 5,000 visitors, many from abroad. But with the nearest hotel being more than a mile away, and very limited lodging options in the North End, these visitors typically stay in downtown Detroit, depriving the North End of this spending and activity. We envision the Landing as an agritourism B&B featuring an Artist Boutique, and gastronomic education center showcasing Detroit local artistry. The ground floor will feature Mandisa, an art-based workshop leader and founder of AKOMA, a cooperative gallery space for black women artists and makers, and will host cultural and art-centered experimental programming. The space will be rented for events (private, corporate, and institutional). The second and third floors will feature host art and agriculture inspired living quarters to accommodate eco tourists. Renovations and launch to be completed by Fall of Summer 2024



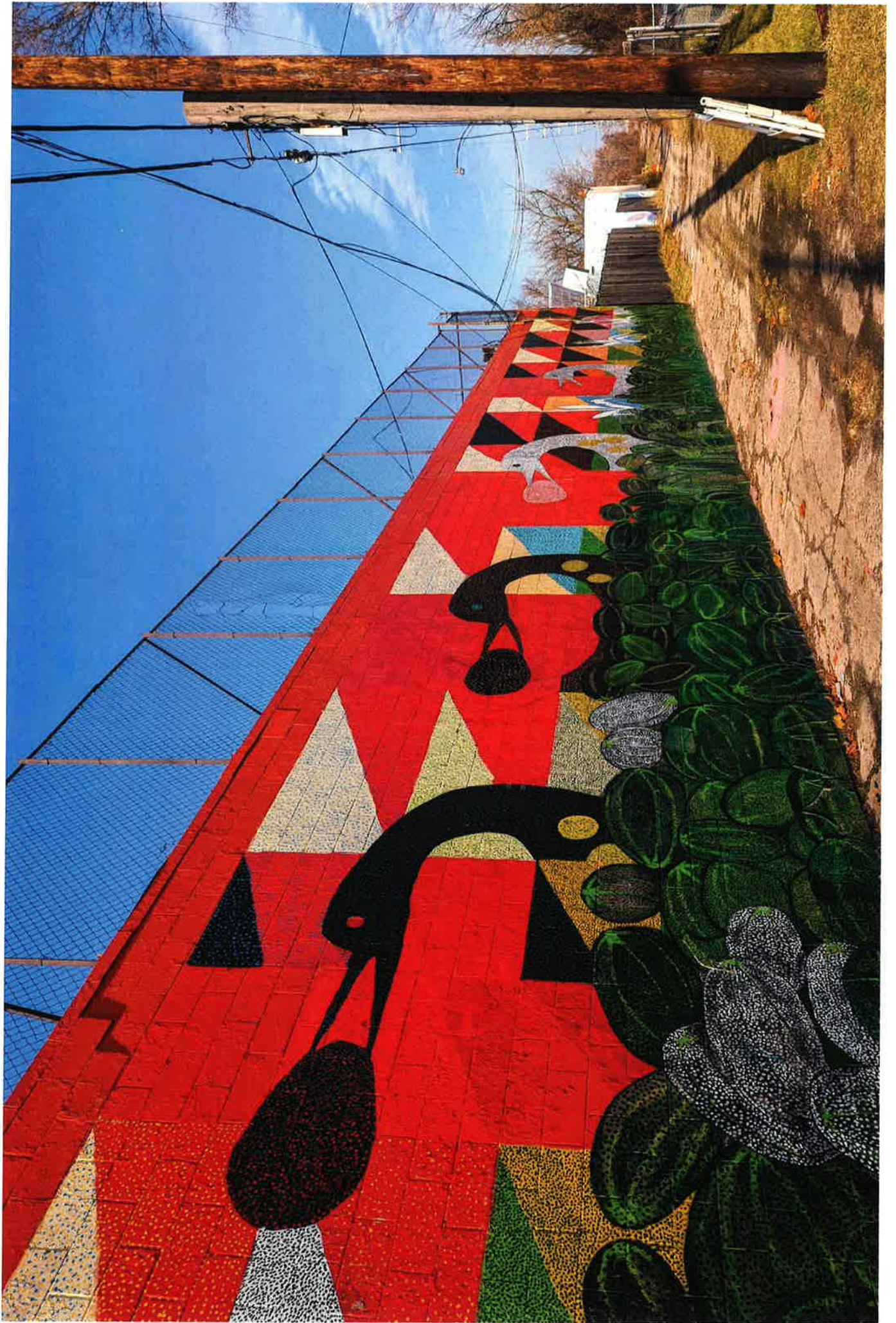


Bags to Butterflies

Bags to Butterflies is a powerful initiative embedded in the heart of the Detroit Cultivator Project. Founded by Michelle Smart in 2015, Bags to Butterflies is a Detroit-based social enterprise committed to breaking the cycle of recidivism among formerly incarcerated women.

At the Detroit Cultivator Project, we believe in healing workforce development. Within our seven-acre footprint, we've dedicated space to the Bags to Butterflies program. This initiative offers formerly incarcerated women the chance to acquire new employment skills and training, fostering a path towards successful reentry into society. Partnering with Bags to Butterflies, we have repurposed a formerly vacant house at 9138 Goodwin into a workshop and headquarters for this inspiring organization. The Bags to Butterflies House is not just a physical space but a symbol of empowerment, resilience, and the belief that everyone deserves a second chance.



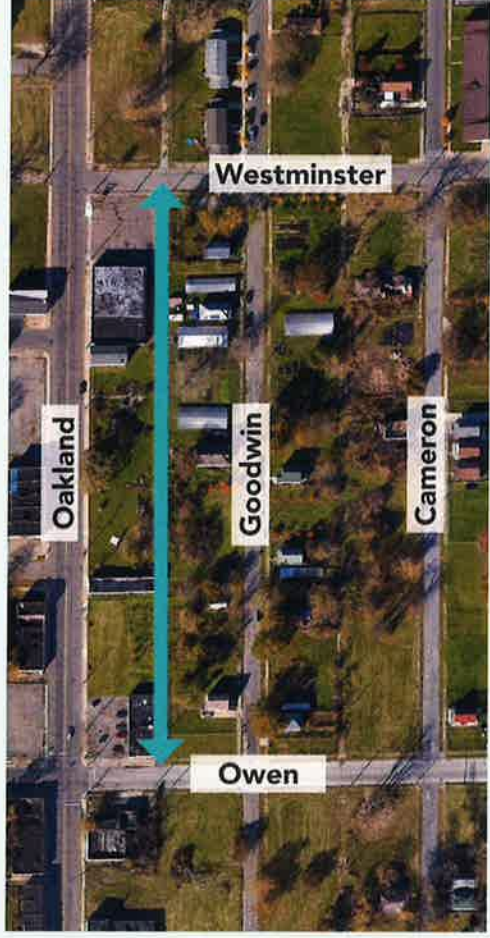


Agri Art Alleyway

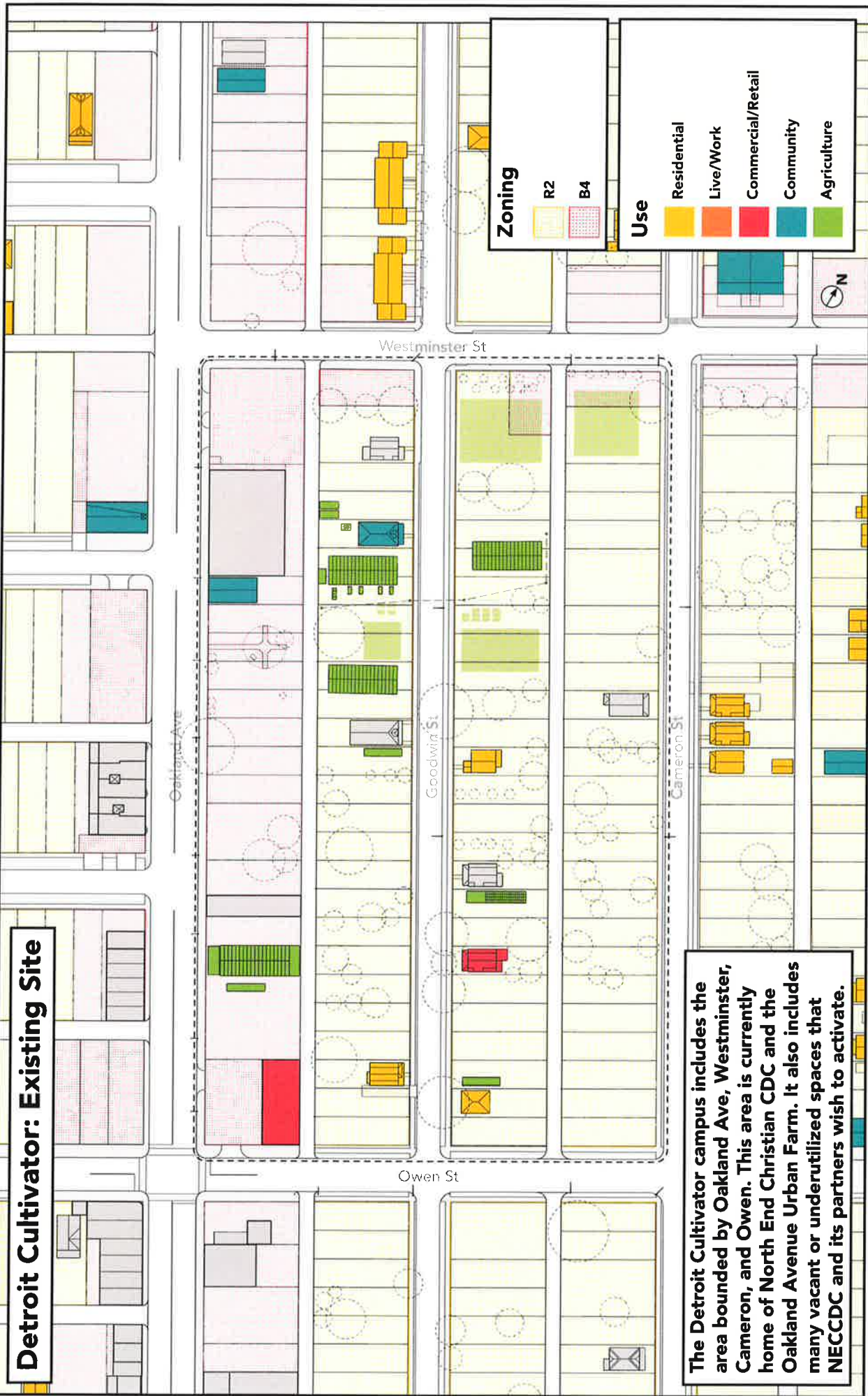
The Agri Arts Alley Initiative will reactivate the unused alley running through the heart of the Detroit Cultivator campus. The alley is anchored by the Oakland Avenue Urban Farm and will feature artists from the Oakland Avenue Artists Coalition. The Alley will tie together the Oakland Avenue Farmers Market, Oakland Avenue Cooperative Greenhouse, Black Bottom Garden Center, and the North End Community Resource Center.

The initiative's objectives are to spur neighborhood revitalization, mitigate local flooding through low-cost stormwater management strategies, create opportunities for the creative workforce, and highlight neighborhood creativity.

This project is in partnership with the City of Detroit's Office of Arts, Culture and Entrepreneurship (ACE), with partial funding from the Knight Foundation.

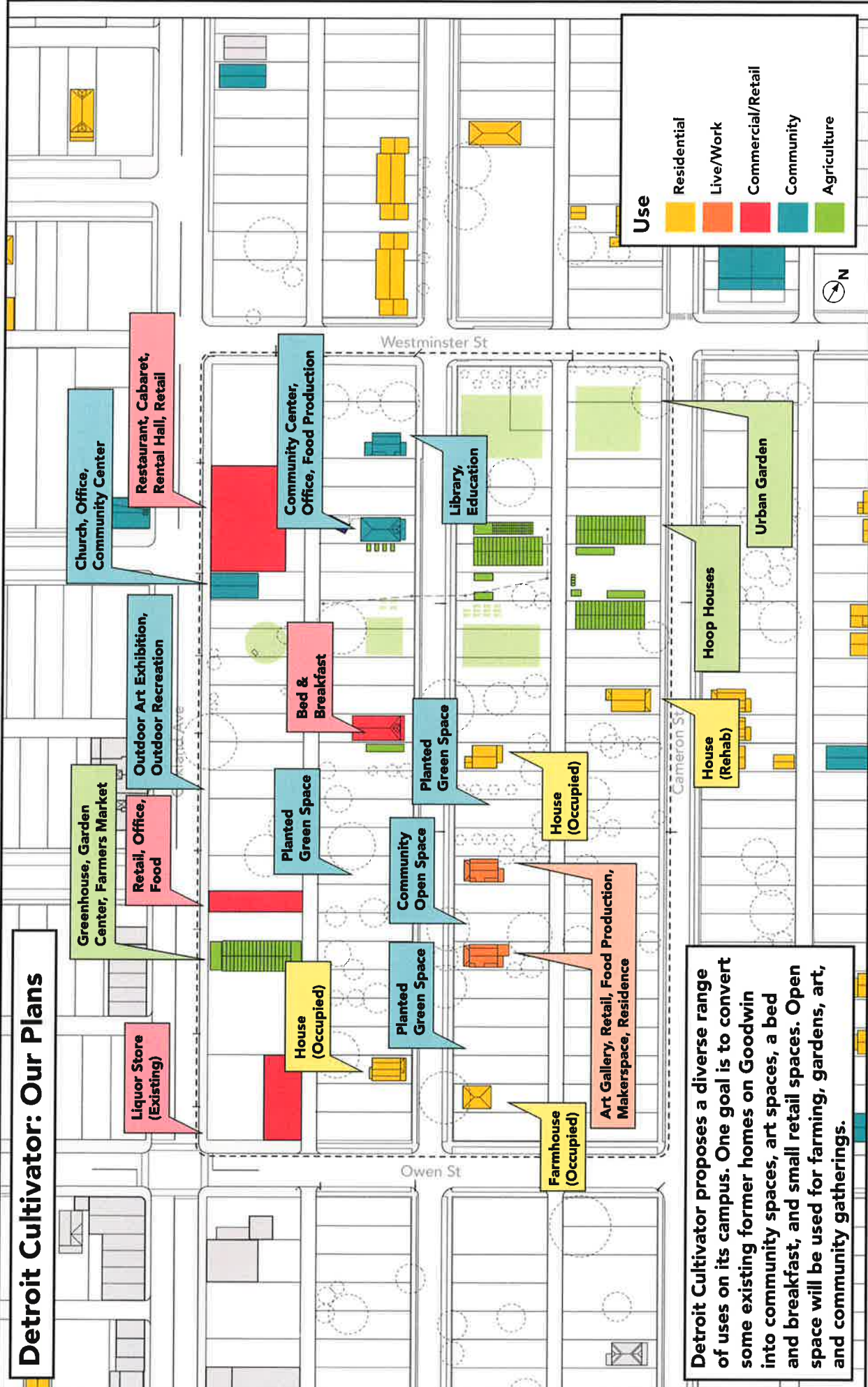


Detroit Cultivator: Existing Site



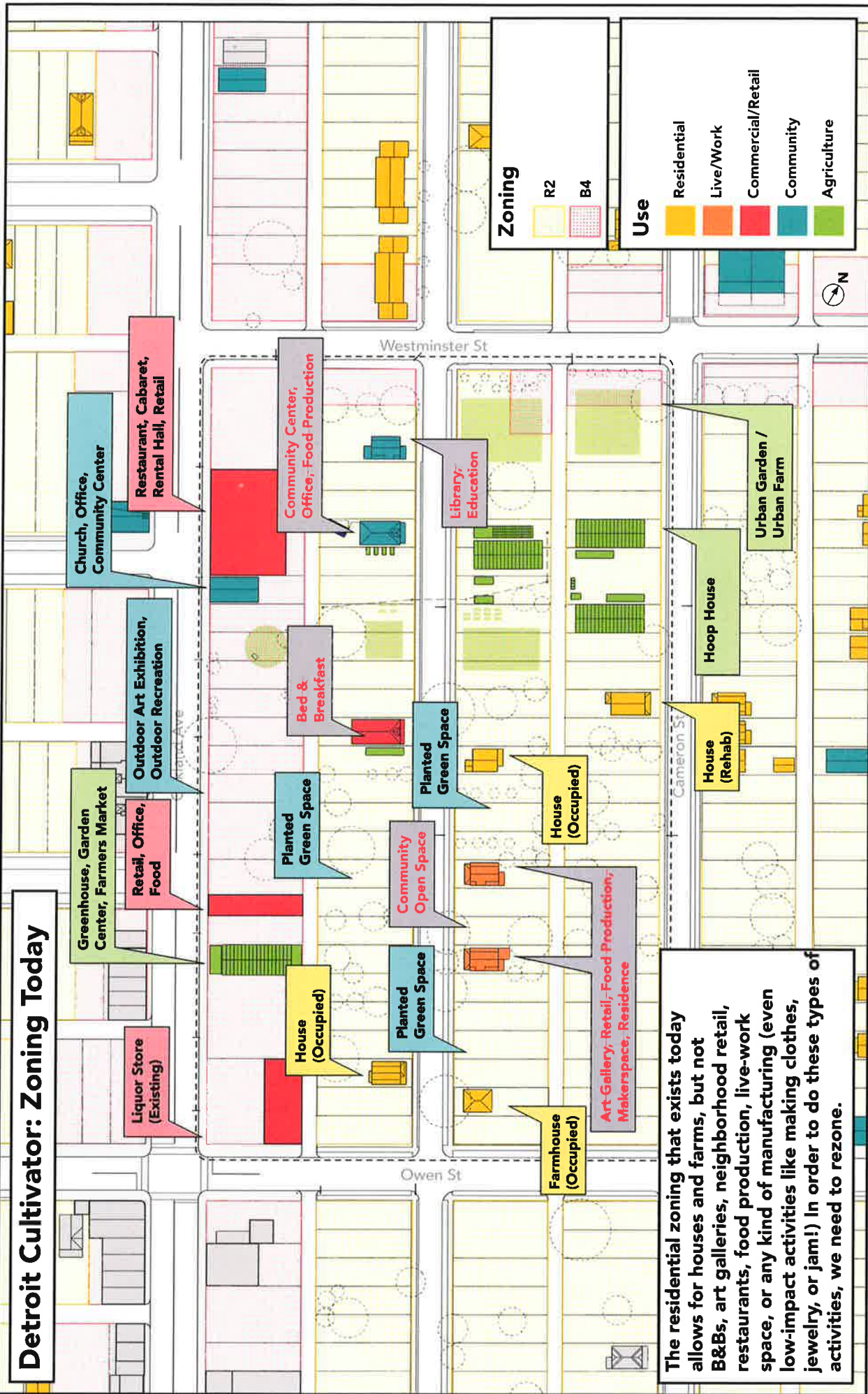
The Detroit Cultivator campus includes the area bounded by Oakland Ave, Westminister, Cameron, and Owen. This area is currently home of North End Christian CDC and the Oakland Avenue Urban Farm. It also includes many vacant or underutilized spaces that NECCDC and its partners wish to activate.

Detroit Cultivator: Our Plans



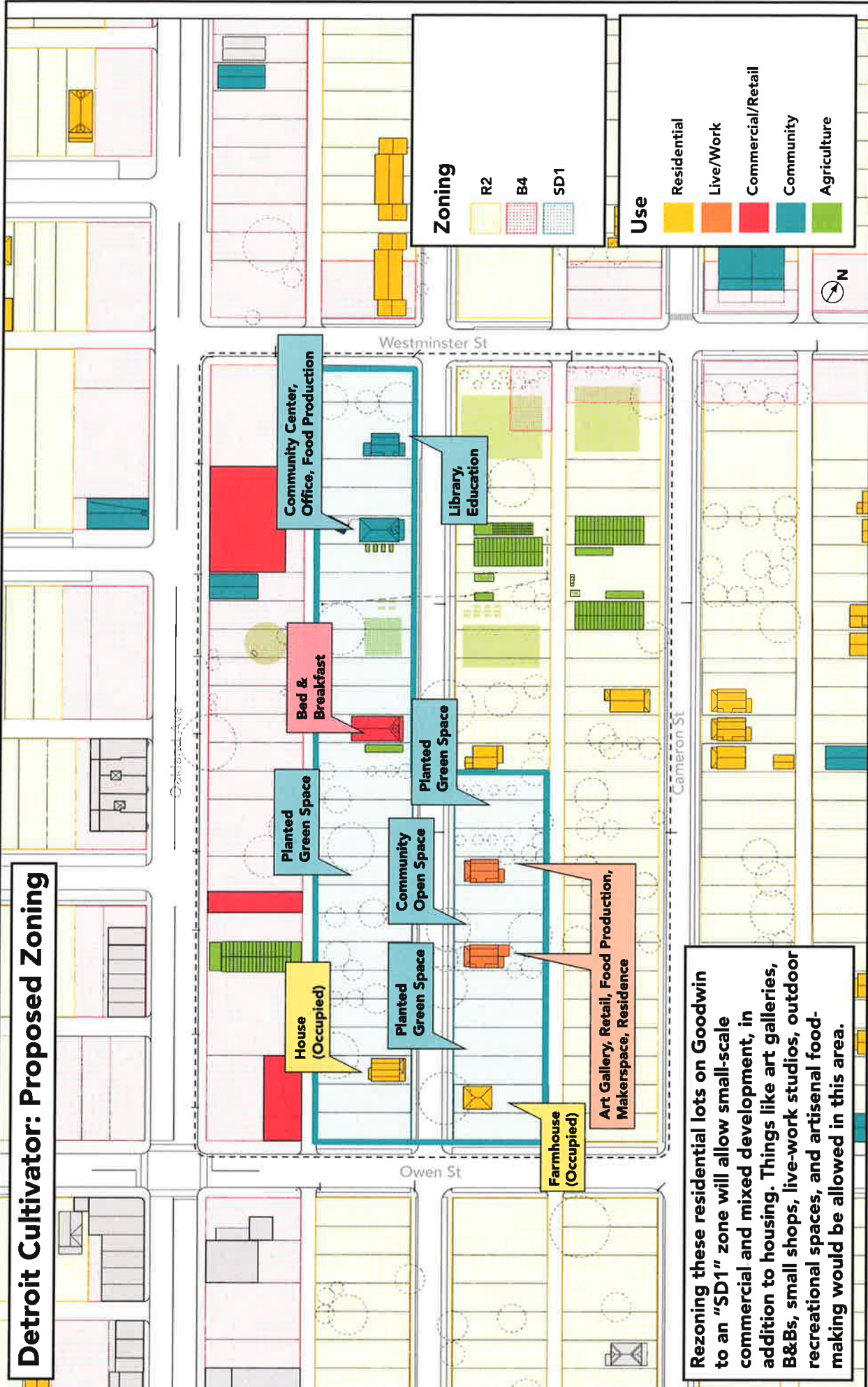
Detroit Cultivator proposes a diverse range of uses on its campus. One goal is to convert some existing former homes on Goodwin into community spaces, art spaces, a bed and breakfast, and small retail spaces. Open space will be used for farming, gardens, art, and community gatherings.

Detroit Cultivator: Zoning Today



The residential zoning that exists today allows for houses and farms, but not B&Bs, art galleries, neighborhood retail, restaurants, food production, live-work space, or any kind of manufacturing (even low-impact activities like making clothes, jewelry, or jam!) In order to do these types of activities, we need to rezone.

Detroit Cultivator: Proposed Zoning



Rezoning these residential lots on Goodwin to an "SD1" zone will allow small-scale commercial and mixed development, in addition to housing. Things like art galleries, B&Bs, small shops, live-work studios, outdoor recreational spaces, and artisanal food-making would be allowed in this area.

SD1 Zoning: What is allowed?

SD1 allows the following RESIDENTIAL uses:

BY RIGHT:

- Assisted living facility
- Boarding school and dormitory
- Loft
- Multiple-family dwelling
- Religious residential facilities
- Residential use combined in structures with permitted (first-floor) commercial uses
- Shelter for victims of domestic violence

CONDITIONAL:

- Child caring institution
- Convalescent, nursing, or rest home
- Fraternity or sorority house
- Residential substance abuse service facility
- Rooming house
- **Single-family detached dwelling**
- Single-room-occupancy housing, non-profit
- Townhouse
- **Two-family dwelling**

- Office, business or professional
- **Parking lots or parking areas**
- Pet shop
- **Printing or engraving shops (<4,000sf)**
- **Recording studio or photo studio or video studio**

- Recreation, indoor, commercial and health club
- Rental hall (<3,000sf)
- **Restaurant, carry-out or fast-food***
- **Restaurant, standard***
- **School or studio of dance, gymnastics, music, art, or cooking**
- Shoe repair shop
- **Stores, general retail, new merchandise***
- Veterinary clinic for small animals

CONDITIONAL:

- **Bed and breakfast inn**
- Brewpub or microbrewery or small distillery or small winery (>3,000sf)
- Establishment for the sale of beer or alcoholic liquor for consumption on the premises (>3,000sf)
- Hotel
- Kennel, commercial
- Parking lots or parking areas (off-premises)
- Parking structure
- Pool hall
- Precious metal and gem dealer
- Private club, lodge, or similar use
- Radio or TV station
- Radio, TV or household appliance repair shop
- Rental hall (>3,000sf)
- **Restaurant, standard, adjacent to 1- or 2-family dwelling***
- SDD or SDM establishment
- Theater (<150 fixed seats)
- Used goods dealer
- Youth hostel

*drive-up or drive-through not allowed

SD1 allows the following PUBLIC, CIVIC, AND INSTITUTIONAL uses:

BY RIGHT:

- Adult day care center
- Child care center
- **Educational institution**
- Family day care home
- Fire or police station, post office, and similar public building
- **Library**
- Museum
- **Neighborhood center, non-profit**
- **Outdoor recreational facility**
- Religious institution
- School, elementary, middle/junior high, or high

CONDITIONAL:

- Electric transformer station
- Gas regulator station
- Telephone exchange building

- Leather goods manufacture or fabrication
- **Low-impact manufacturing or processing**
- Bakeries
- Bottling of alcoholic products
- Creameries
- Food products manufacturing (no slaughter)
- Manufacturing of musical instruments, toys, etc.
- Soda water or soft drink manufacturing or bottling
- etc.

- Trade services, general (no cabinet making)
- **Wearing apparel manufacturing**

CONDITIONAL:

- Furniture manufacturing
- Machine shop
- Trade services (cabinet making)
- Welding shops

SD1 allows the following OTHER uses:

BY RIGHT:

- Antennas
- **Farmers markets**
- **Urban Gardens (<0.5 acre)**

Notes:

By Right uses are automatically allowed in this zone, as long as they have all the necessary building permits and business licenses.

Conditional uses MAY be allowed in this zone, but with certain conditions that must be met first—they need to be done in a way that is neighborhood-appropriate. Conditional uses require additional review before being approved.

SD1 allows the following MANUFACTURING AND INDUSTRIAL uses:

BY RIGHT:

- **Confection manufacturing**
- **Food catering**
- **Jewelry manufacturing**
- Lithographing and sign shops
- **Low/medium impact manufacturing or processing limited to the following:**

- Art needlework
- Canvas goods manufacture
- Cigar or cigarette manufacture
- Clock or watch manufacture
- Coffee roasting
- Door, sash, or trim manufacture
- Draperies manufacture
- Flag or banner manufacture
- Glass blowing
- Knit goods manufacture

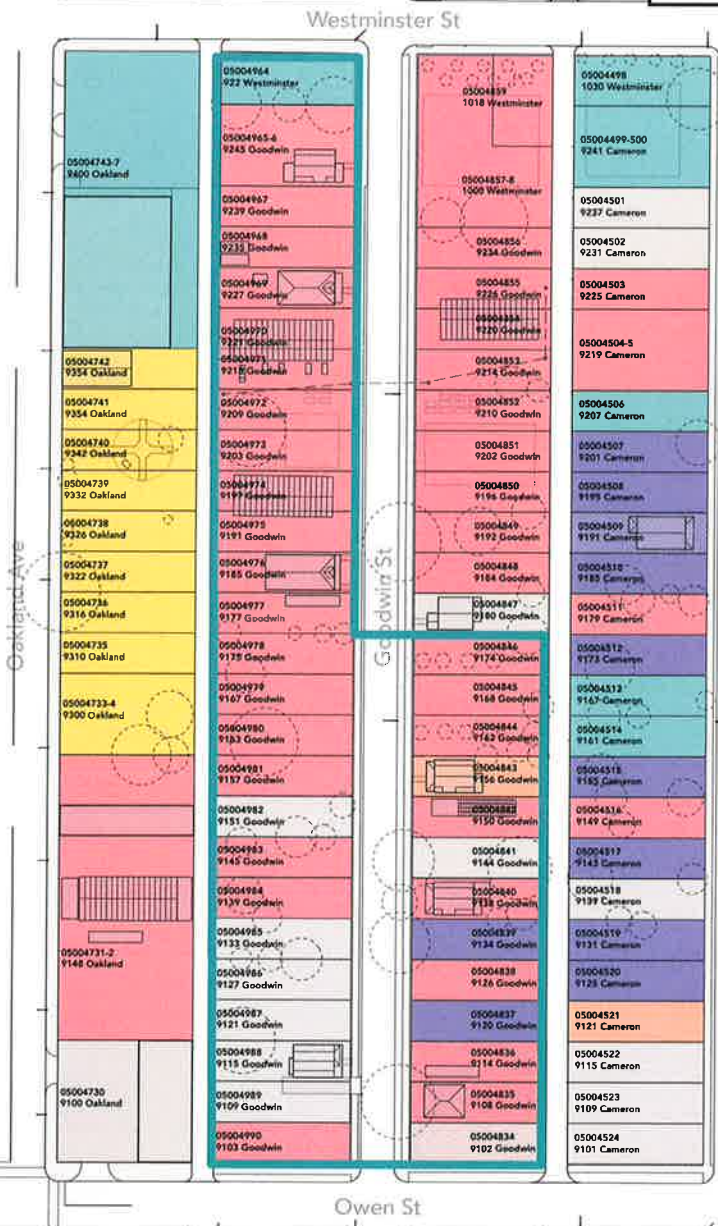
SD1 allows the following RETAIL, SERVICE, AND COMMERCIAL uses:

BY RIGHT:

- Animal-grooming shop
- **Art gallery**
- Assembly hall
- ATM*
- Banks*
- Banquet facility
- Barber or beauty shop
- Brewpub or microbrewery or small distillery or small winery (<3,000sf)
- Dry cleaning, laundry, or laundromat
- Establishment for the sale of beer or alcoholic liquor for consumption on the premises (<3,000sf)
- Medical or dental clinic, physical therapy clinic, or massage facility
- Nail salon

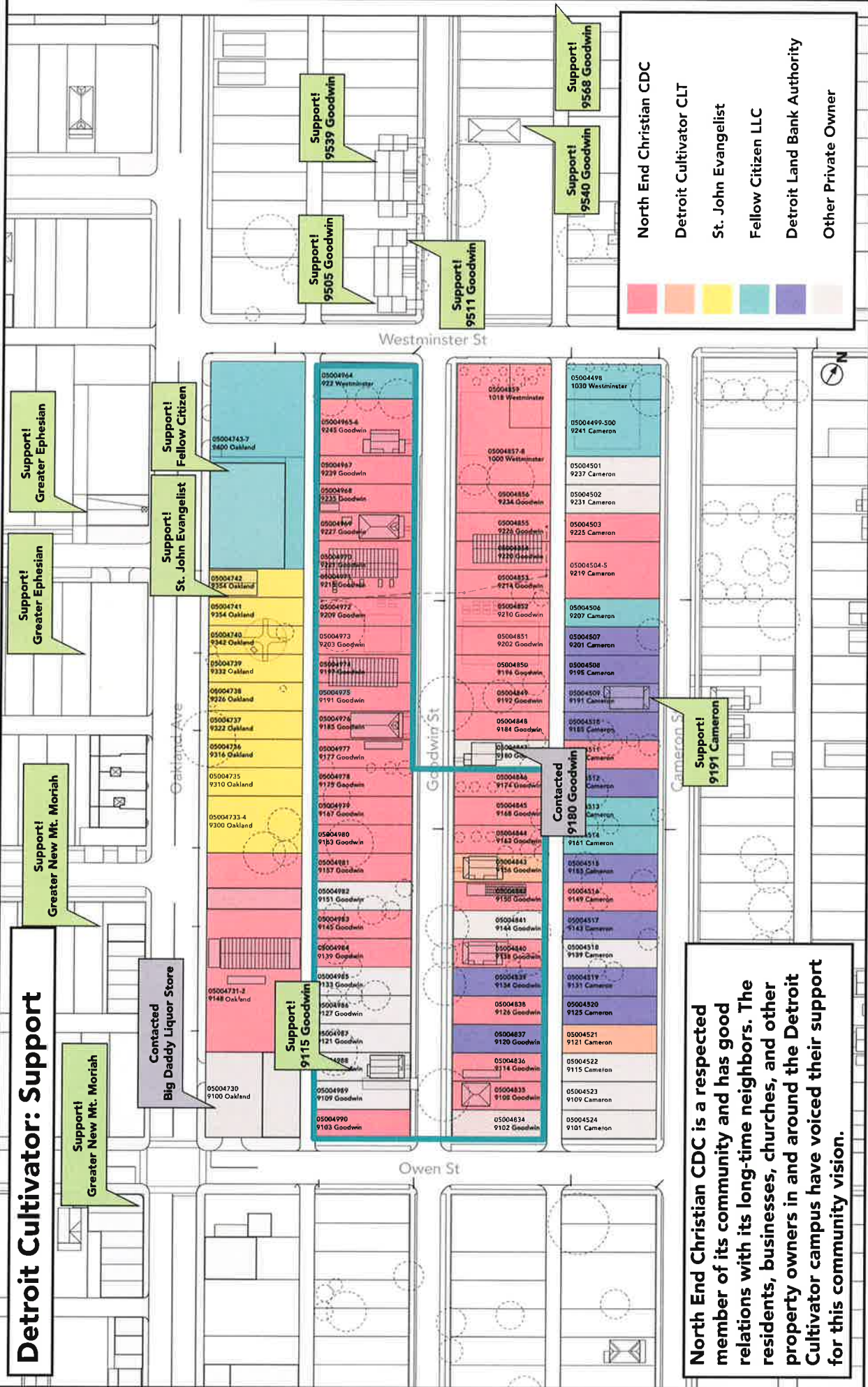
Detroit Cultivator: Ownership

- North End Christian CDC
- Detroit Cultivator CLT
- St. John Evangelist
- Fellow Citizen LLC
- Detroit Land Bank Authority
- Other Private Owner



The Detroit Cultivator vision involves a coalition of local organizations, including North End Christian CDC (Oakland Avenue Urban Farm), Detroit Cultivator Community Land Trust, St. John Evangelist Temple, and Fellow Citizen LLC.

Detroit Cultivator: Support



Legend:

- North End Christian CDC
- Detroit Cultivator CLT
- St. John Evangelist
- Fellow Citizen LLC
- Detroit Land Bank Authority
- Other Private Owner

North End Christian CDC is a respected member of its community and has good relations with its long-time neighbors. The residents, businesses, churches, and other property owners in and around the Detroit Cultivator campus have voiced their support for this community vision.

Support! Greater Ephesian

Support! Greater Ephesian

Support! Greater New Mt. Moriah

Support! Greater New Mt. Moriah

Contacted Big Daddy Liquor Store

Support! St. John Evangelist

Support! Fellow Citizen

Support! 9115 Goodwin

Support! 9539 Goodwin

Support! 9505 Goodwin

Support! 9511 Goodwin

Contacted 9180 Goodwin

Support! 9568 Goodwin

Support! 9540 Goodwin

Support! 9191 Cameron



Attachment A: Property List

Parcel	Address	Legal Description
05004834.	9102 Goodwin	E GOODWIN 57 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004835.	9108 Goodwin	E GOODWIN 56 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004836.	9114 Goodwin	E GOODWIN 55 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004837.	9120 Goodwin	E GOODWIN 54 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004838.	9126 Goodwin	E GOODWIN 53 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004839.	9134 Goodwin	E GOODWIN 52 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004840.	9138 Goodwin	E GOODWIN AVE 132 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004841.	9144 Goodwin	E GOODWIN 131 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004842.	9150 Goodwin	E GOODWIN 130 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004843.	9156 Goodwin	E GOODWIN 129 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004844.	9162 Goodwin	E GOODWIN 128 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004845.	9168 Goodwin	E GOODWIN 127 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004846.	9174 Goodwin	E GOODWIN 126 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004990.	9103 Goodwin	W GOODWIN 46 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004989.	9109 Goodwin	W GOODWIN 47 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004988.	9115 Goodwin	W GOODWIN 48 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004987.	9121 Goodwin	W GOODWIN 49 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004986.	9127 Goodwin	W GOODWIN 50 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004985.	9133 Goodwin	W GOODWIN 51 GALLOWAY & BUTTERFIELDS SUB L13 P59 PLATS, W C R 5/115 30 X 100
05004984.	9139 Goodwin	W GOODWIN 45 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004983.	9145 Goodwin	W GOODWIN 46 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004982.	9151 Goodwin	W GOODWIN 47 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004981.	9157 Goodwin	W GOODWIN 48 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004980.	9163 Goodwin	W GOODWIN 49 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004979.	9167 Goodwin	W GOODWIN 50 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004978.	9175 Goodwin	W GOODWIN 51 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004977.	9177 Goodwin	W GOODWIN 52 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004976.	9185 Goodwin	W GOODWIN 53 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004975.	9191 Goodwin	W GOODWIN 54 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004974.	9197 Goodwin	W GOODWIN 55 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004973.	9203 Goodwin	W GOODWIN 56 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004972.	9209 Goodwin	W GOODWIN 57 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004971.	9215 Goodwin	W GOODWIN 58 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004970.	9221 Goodwin	W GOODWIN 59 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004969.	9227 Goodwin	W GOODWIN 60 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004968.	9235 Goodwin	W GOODWIN 61 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004967.	9239 Goodwin	W GOODWIN 62 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 30 X 100
05004965-6	9245 Goodwin	W GOODWIN 64 & 63 MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 60 X 100
05004964.	922 Westminster	W GOODWIN 65 S 7.61 FT OF VAC WESTMINSTER AVE ADJ MOTT & MORSES SUB L15 P81 PLATS, W C R 5/135 37.61 IRREG

Existing Site Plan and Parcels

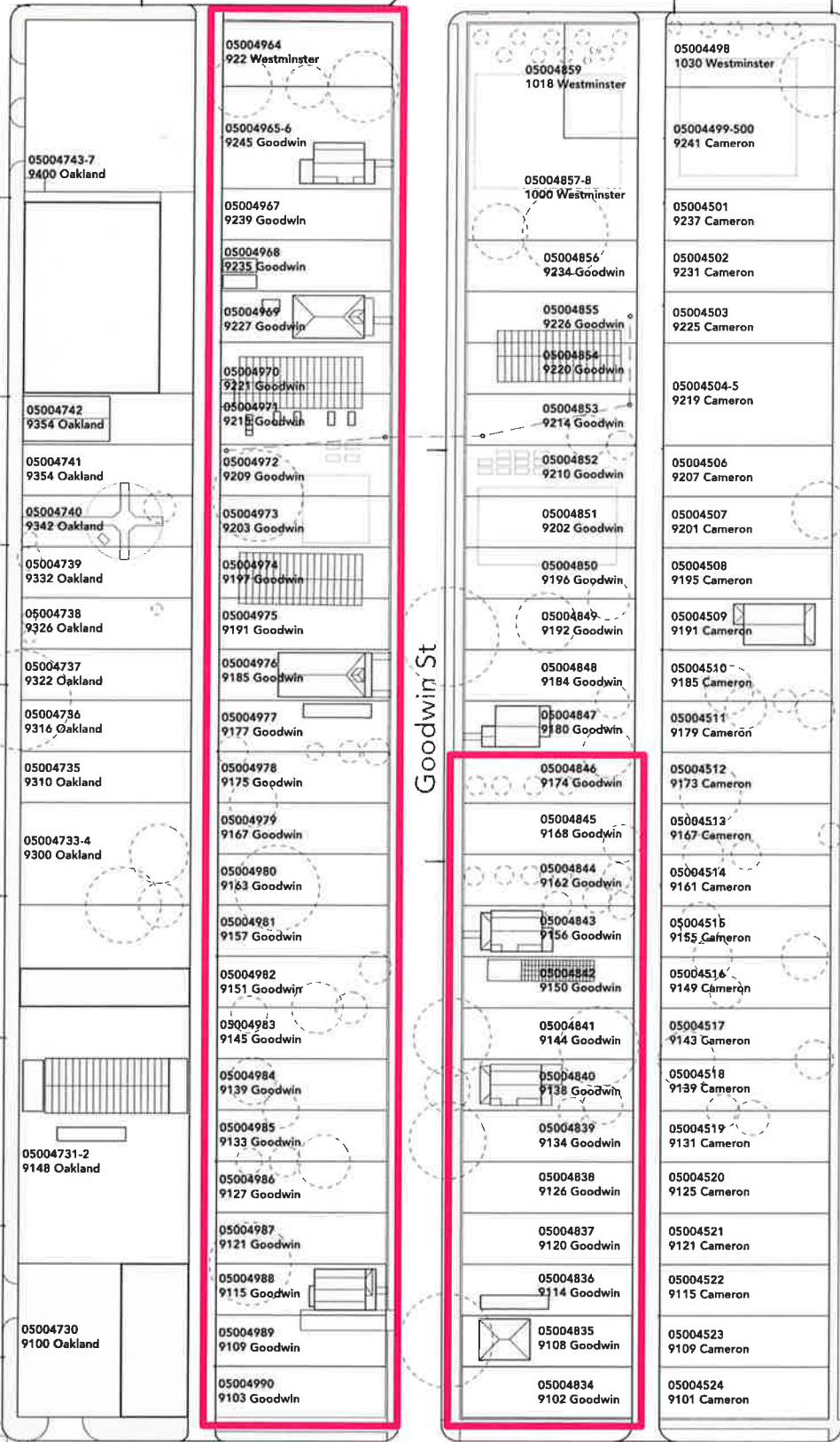
Oakland Ave

Westminster St

Goodwin St

Cameron St

North



Owen St

Attachment B: Outreach List

Name	Stakeholder Type	Address	Status
Lorraine Shaw	Owner/Resident	9115 Goodwin	Signed letter of support.
Bags to Butterflies	Business	9138 Goodwin	Supports ("excited!")
Mohammed Elnizaly	Owner/Resident	9180 Goodwin	Contacted; need language assistance
Alice Norris	Resident	9505 Goodwin	Signed letter of support
Rosalind Norris	Resident	9511 Goodwin	Signed letter of support
George Martin	Resident	9539 Goodwin	Signed letter of support
Loretta Randle	Owner/Resident	9540 Goodwin	Signed letter of support
Michael Williams	Owner/Resident	9568 Goodwin	Signed letter of support
Sean Murphy	Owner	9191 Cameron	Signed letter of support
Big Daddy Liquor Store	Business	9100 Oakland	Contacted staff; could not reach owner
St. John Evangelist Temple	Church/ Owner	9300-9354 Oakland	Signed letter of support
Fellow Citizen LLC	Business/ Owner	9400 Oakland 922 Westminster 1030 Westminster 9161 Cameron 9167 Cameron 9207 Cameron	Signed letter of support
Greater Ephesian Baptist Church	Church/ Owner	9403 Oakland 9335 Oakland	Signed letter of support
Greater New Mt. Moriah Missionary Baptist Church	Church/ Owner	568 Owen 9131 Oakland 9101 Oakland 9031 Oakland	Signed letter of support

Letter of Support for Detroit Cultivator Rezoning

Hello, my name is Lorraine Shaw.
(first and last name)

I am a PROPERTY owner at 9115 Goodwin.
(resident / business owner / property owner) (address)

I recently spoke with Jerry Hebron from North End Christian CDC (NECCDC) about their vision for the Detroit Cultivator community green campus.

As a neighbor and member of the North End community, I support NECCDC and the Detroit Cultivator project.

I understand that NECCDC plans to renovate vacant houses on Goodwin Street and turn them into new artist studios and workshops, a bed and breakfast, a community library and resource center, and small retail spaces. I support this new programming in my neighborhood.

I also understand that NECCDC wishes to re-zone 39 properties on Goodwin Street from residential (R2) to small-scale mixed-use district (SD1), which will allow the new activities described above. I support this zoning change.

Signed:

Lorraine Shaw

Date:

5-16-23

Please provide any additional comments in the space below or on the back of this sheet:

Letter of Support for Detroit Cultivator Rezoning

Hello, my name is Alice M. Norris
(first and last name)

I am a Property owner at 9505 Goodwin St.
(resident / business owner / property owner) (address)

I recently spoke with Jerry Hebron from North End Christian CDC (NECCDC) about their vision for the Detroit Cultivator community green campus.

As a neighbor and member of the North End community, I support NECCDC and the Detroit Cultivator project.

I understand that NECCDC plans to renovate vacant houses on Goodwin Street and turn them into new artist studios and workshops, a bed and breakfast, a community library and resource center, and small retail spaces. I support this new programming in my neighborhood.

I also understand that NECCDC wishes to re-zone 39 properties on Goodwin Street from residential (R2) to small-scale mixed-use district (SD1), which will allow the new activities described above. I support this zoning change.

Signed:

Alice M. Norris

Date:

5.27-23

Please provide any additional comments in the space below or on the back of this sheet:

Letter of Support for Detroit Cultivator Rezoning

Hello, my name is Rosalind Norris.
(first and last name)

I am a Property owner at 9511 Goodwin St.
(resident / business owner / property owner) (address)

I recently spoke with Jerry Hebron from North End Christian CDC (NECCDC) about their vision for the Detroit Cultivator community green campus.

As a neighbor and member of the North End community, I support NECCDC and the Detroit Cultivator project.

I understand that NECCDC plans to renovate vacant houses on Goodwin Street and turn them into new artist studios and workshops, a bed and breakfast, a community library and resource center, and small retail spaces. I support this new programming in my neighborhood.

I also understand that NECCDC wishes to re-zone 39 properties on Goodwin Street from residential (R2) to small-scale mixed-use district (SD1), which will allow the new activities described above. I support this zoning change.

Signed:

Rosalind Norris

Date:

5/27/23

Please provide any additional comments in the space below or on the back of this sheet:

Letter of Support for Detroit Cultivator Rezoning

Hello, my name is George Martin.
(first and last name)

I am a Resident at 9539 Goodwin.
(resident / business owner / property owner) (address)

I recently spoke with Jerry Hebron from North End Christian CDC (NECCDC) about their vision for the Detroit Cultivator community green campus.

As a neighbor and member of the North End community, I support NECCDC and the Detroit Cultivator project.

I understand that NECCDC plans to renovate vacant houses on Goodwin Street and turn them into new artist studios and workshops, a bed and breakfast, a community library and resource center, and small retail spaces. I support this new programming in my neighborhood.

I also understand that NECCDC wishes to re-zone 39 properties on Goodwin Street from residential (R2) to small-scale mixed-use district (SD1), which will allow the new activities described above. I support this zoning change.

Signed:

George Martin

Date:

5/18/23

Please provide any additional comments in the space below or on the back of this sheet:

Letter of Support for Detroit Cultivator Rezoning

Hello, my name is LORRETA RANDLE
(first and last name)

I am a _____ at 9540 Goodwin
(resident / business owner / property owner) (address)

I recently spoke with Jerry Hebron from North End Christian CDC (NECCDC) about their vision for the Detroit Cultivator community green campus.

As a neighbor and member of the North End community, I support NECCDC and the Detroit Cultivator project.

I understand that NECCDC plans to renovate vacant houses on Goodwin Street and turn them into new artist studios and workshops, a bed and breakfast, a community library and resource center, and small retail spaces. I support this new programming in my neighborhood.

I also understand that NECCDC wishes to re-zone 39 properties on Goodwin Street from residential (R2) to small-scale mixed-use district (SD1), which will allow the new activities described above. I support this zoning change.

Signed: Loretta Randle

Date: 5-18-23

Please provide any additional comments in the space below or on the back of this sheet:

Letter of Support for Detroit Cultivator Rezoning

Hello, my name is Michael Williams
(first and last name)

I am a _____ at 9568 Goodwin
(resident / business owner / property owner) (address)

I recently spoke with Jerry Hebron from North End Christian CDC (NECCDC) about their vision for the Detroit Cultivator community green campus.

As a neighbor and member of the North End community, I support NECCDC and the Detroit Cultivator project.

I understand that NECCDC plans to renovate vacant houses on Goodwin Street and turn them into new artist studios and workshops, a bed and breakfast, a community library and resource center, and small retail spaces. I support this new programming in my neighborhood.

I also understand that NECCDC wishes to re-zone 39 properties on Goodwin Street from residential (R2) to small-scale mixed-use district (SD1), which will allow the new activities described above. I support this zoning change.

Signed:

Michael James Williams

Date:

5/18/2023

Please provide any additional comments in the space below or on the back of this sheet:

Letter of Support for Detroit Cultivator Rezoning

Hello, my name is Rev Keitta Cook
(first and last name)

I am a Pastor at ST. John EVANGELIST Temple of Truth & School of WISDOM
(resident / business owner / property owner) (address)

I recently spoke with Jerry Hebron from North End Christian CDC (NECCDC) about their vision for the Detroit Cultivator community green campus.

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Signed:

Rev Keitta Cook

Date:

5/17/2023

Please provide any additional comments in the space below or on the back of this sheet:

Letter of Support for Detroit Cultivator Rezoning

Hello, my name is Cornell Sampson
(first and last name)

I am a Executive Mgr. Greater North Mt. Moriah 586 Owen St. Det. MI.
(resident / business owner / property owner) (address)

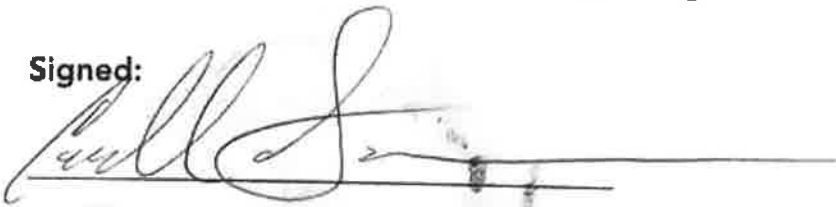
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Signed:



Date:

6/1/23

Please provide any additional comments in the space below or on the back of this sheet:

Hello, my name is Kevin J Sampson
(first and last name)

I am a _____ at Greater New Mt Moriah
(resident / business owner / property owner) (address)
EXECUTIVE PASTOR

I recently spoke with Jerry Hebron from North End Christian CDC (NECCDC) about their vision for the Detroit Cultivator community green campus.

As a neighbor and member of the North End community, I support NECCDC and the Detroit Cultivator project.

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I also understand that NECCDC wishes to re-zone 39 properties on Goodwin Street from residential (R2) to small-scale mixed-use district (SD1), which will allow the new activities described above. I support this zoning change.

Signed:

[Handwritten Signature]

Date:

5/23/2023

Please provide any additional comments in the space below or on the back of this sheet:

Letter of Support for Detroit Cultivator Rezoning

Hello, my name is Sean MURPHY
(first and last name)

I am a _____ at 9171 CAMERON
(resident / business owner / property owner) (address)

I recently spoke with Jerry Hebron from North End Christian CDC (NECCDC) about their vision for the Detroit Cultivator community green campus.

As a neighbor and member of the North End community, I support NECCDC and the Detroit Cultivator project.

I understand that NECCDC plans to renovate vacant houses on Goodwin Street and turn them into new artist studios and workshops, a bed and breakfast, a community library and resource center, and small retail spaces. I support this new programming in my neighborhood.

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Signed:

Sean Murphy

Date:

5/17/2023

Please provide any additional comments in the space below or on the back of this sheet:

Letter of Support for Detroit Cultivator Rezoning

Hello, my name is Denise Jackson
(first and last name)

I am a Church Secretary at Greater Emmanuel
(resident / business owner / property owner) (address)

I recently spoke with Jerry Hebron from North End Christian CDC (NECCDC) about their vision for the Detroit Cultivator community green campus.

As a neighbor and member of the North End community, I support NECCDC and the Detroit Cultivator project.

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Signed:

Denise Jackson

Date:

05-27-23

Please provide any additional comments in the space below or on the back of this sheet:

Letter of Support for Detroit Cultivator Rezoning

Hello, my name is JAMES LASKO.
(first and last name)

I am a resident at 9400 OAKLAND.
(resident / business owner / property owner) (address)

I recently spoke with Jerry Hebron from North End Christian CDC (NECCDC) about their vision for the Detroit Cultivator community green campus.

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Signed:

James Lasko

Date:

5/23/2023

Please provide any additional comments in the space below or on the back of this sheet: