

City of Detroit

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director
Christopher Gulock, AICP
Deputy Director

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

Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwendolyn A. Lewis, MBA
Frederick E. Russell, Jr.
Rachel M. Udabe

December 20, 2024

HONORABLE CITY COUNCIL

RE: The request of 5975 16th Street, LLC to rezone the property located at 5975 16th Street where an R2 (Two-Family Residential) zoning classification is shown to an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification. **(RECOMMEND APPROVAL)**

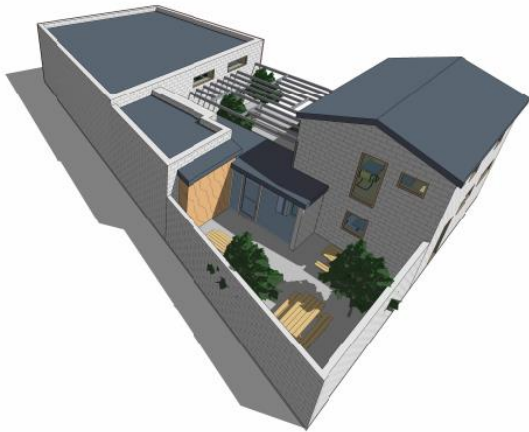
The City Planning Commission (CPC) has received a request from 5975 16th Street, LLC to rezone its property to permit the currently vacant building to be utilized as a mixed-use development including a bodega, coffee shop, community space, and activated outdoor space. More specifically, the request amends Article XVII, Section 50-17-48, District Map No. 46 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where an R2 (Two-Family Residential) zoning classification is shown at 5975 16th Street. The subject properties are generally bounded by McGraw Street to the north, 16th Street to the east, Antoinette Street to the south, and Stanton Street to the west.

BACKGROUND AND REQUEST

The property at 5975 16th Street has been owned by 5975 16th LLC since November 2023. Prior to its acquisition, the site contained three buildings that had remained vacant for approximately 40 years. As part of the proposed development, one of these three buildings will be demolished, while the remaining two structures will be repurposed.

In collaboration with two local non-profit organizations, NW Goldberg Cares and Mezuzah, 5975 16th LLC has developed a plan for a mixed-use facility designed to directly impact and address the needs of the community. The proposed development will include a bodega, a coffee shop, a community gathering space, and an activated outdoor area. The site aims to provide services that will benefit the NW Goldberg neighborhood, offering needed commercial and social amenities in a traditionally underinvested area.

The renderings below highlight these amenities.



The project aims to address several needs identified during the planning stages, including:

- The absence of grocery stores or affordable fresh produce within the NW Goldberg neighborhood.
- Limited access to community oriented or retail based third spaces.
- A lack of indoor spaces that can accommodate community programs, meetings, or neighborhood events.

The proposed development is divided into four key areas: the Market, the Community Space, the Coffee Shop, and the Outdoor Space.

The Market:

The Market will focus on providing affordable fresh produce, meat, dairy, and household items to residents. All products will be kosher-certified to ensure inclusivity for the growing Jewish community in the neighborhood.

The Community Space:

This space will serve as a gathering area for neighborhood residents, offering seating that can accommodate crowds and adaptable for various events and seasonal activities. It will be a key amenity for the community, promoting social interaction and serving as a hub for neighborhood programming.

The Coffee Shop:

Designed with affordability in mind, the two-story coffee shop will offer limited food and beverages. Discounts will be available for those who live in the NW Goldberg neighborhood.

The Outdoor Space:

The outdoor area will host the NW Goldberg Farmers Market and other neighborhood events. It will also feature outdoor seating for customers and can be used for a variety of community activations. The space is designed to encourage outdoor engagement.

The proposed map amendment is requested to establish the appropriate zoning classification for the planned mixed-use development. Under the Zoning Ordinance, the uses in the proposed development are classified as stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities, restaurant, carry-out or fast-food, without drive-up or drive-through facilities, office, business or professional, and farmers markets. These uses are not allowed in the existing R2 zoning district, but are allowed by-right in the proposed SD1 zoning district.

COMMUNITY OUTREACH AND PUBLIC HEARING RESULTS

On October 17, 2024, the City Planning Commission held a public hearing regarding the petitioner’s request. Prior to the hearing, community engagement shaped the vision for the proposed development. The idea for this development emerged from a series of extensive community meetings held by NW Goldberg Cares during its 2021 Reimagining Ferry Park planning study. Although the focus of those sessions was not directly related to this site, the discussions emphasized the neighborhood’s need for a “third space”. These community meetings helped shape the vision for the proposed development, positioning it as a response to the needs and wants of NW Goldberg residents.

In addition to NW Goldberg Cares, the developer engaged with Mezuzah Detroit and Victory Baptist Church International to ensure that the project aligned with the values and needs of the broader community. Through these collaborations, the proposed development aims to become a vibrant hub within the NW Goldberg Neighborhood.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

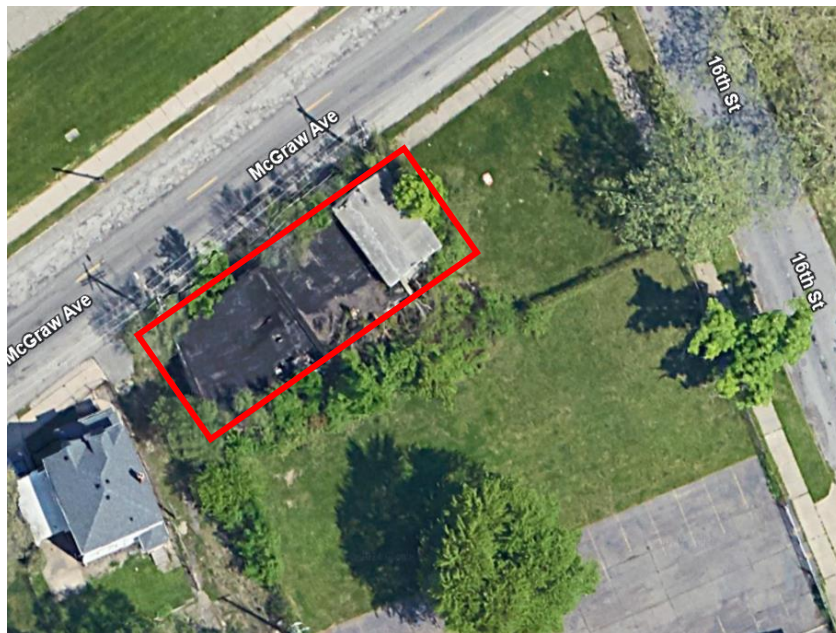
The zoning classification and land uses surrounding the subject area are as follows:

- North: R2; developed as a police training facility
- East: R2; residential vacant land
- South: R2; residential vacant land
- West: R2; developed as single-family homes

The parcels located to the north, east, south, and west of the subject parcel are zoned R2 Two-Family Residential. The surrounding area is primarily residential with a few blocks on 14th Street designated as B4 General Business and R3 Low Density Residential.



Existing site as viewed from the corner of 16th Street and McGraw (looking southeast).



Existing buildings as viewed from an aerial perspective.



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 following are the relevant criteria with CPC staff analysis.

- *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this chapter.* The Master Plan designates the site as "Low-Medium Density Residential (RLM)." The rezoning to an SD1 (Special Development District, Small-Scale, Mixed-Use) classification aligns with this designation. The Planning and Development Department found the proposed rezoning to be **generally consistent** with the Master Plan of Policies Future Land Use designation for the subject parcel.
- *Whether the proposed amendment will protect the health, safety, and general welfare of the public.* The proposed rezoning would support the general welfare of the public by allowing the proposed community-centered bodega, coffee shop, and gathering space. The site will provide a much-needed community gathering space for the NW Goldberg neighborhood, offering needed commercial and social amenities in a traditionally underinvested area which can benefit residential overall public health and safety.
- *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.* It is not anticipated that the proposed rezoning will have significant adverse impacts on the natural environment.
- *The suitability of the subject property for the existing zoning classification and proposed zoning classification.* The proposed rezoning is suitable for the subject property and is consistent with the adjacent properties and others in the immediate vicinity. Given the commercial nature of McGraw and its development with existing commercial buildings, the area is unlikely to be redeveloped with residential uses.
- *Whether the proposed rezoning will create an illegal spot zone.* The proposed rezoning will not create a spot zone. Aligning with the Master Plan the proposed upzoning will not be introducing an incompatible or disruptive land use.

Master Plan Consistency

The proposed rezoning site is designated as Low-Medium Density Residential (RLM) in the current Master Plan. The Planning and Development Department provided a Master Plan Interpretation, stating that the rezoning is ***generally consistent*** with the Master Plan.

RECOMMENDATION

Based on the above analysis and consistent with the approval criteria in Section 50-3-70 of the Zoning Ordinance, the CPC voted at its meeting on October 17, 2024, to recommend APPROVAL of the rezoning request. The approved-as-to-form Ordinance is attached for Your consideration.

Respectfully submitted,

Donovan Smith, CHAIRPERSON



Marcell R. Todd, Jr., Director
Dolores Perales, City Planner

Attachments: Public hearing notice
Updated Zoning Map 46
Proposed Ordinance
Site Schematics
PDD Master Plan Interpretation

cc: Dara O'Byrne, Deputy Director, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
David Bell, Director, BSEED
James Foster, BSEED