

City of Detroit

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Adrian-Keith Bennett
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Ritchie Harrison
Gwendolyn A. Lewis, MBA
Frederick E. Russell, Jr.
Rachel M. Udabe

November 22, 2024

HONORABLE CITY COUNCIL

RE: The request of Friends of Merit, LLC to rezone the properties at 9715 Burnette Street and 10141 West Grand River Avenue where an R1 (Single-family Residential) zoning classification and a B2 (Local Business and Residential District) zoning classification are shown respectively to a B4 (General Business) zoning classification in order to allow the construction of an indoor commercial recreation facility, outdoor recreational facility, and parking area known as Merit Park. **(RECOMMEND APPROVAL AND THE SETTING OF A PUBLIC HEARING)**

The City Planning Commission (CPC) has received a request from Friends of Merit, LLC to rezone its property to allow for the development of an indoor commercial recreation facility, outdoor recreational facility, and parking area known as Merit Park. More specifically, the request is to amend Article XVII, Section 50-17-58, District Map No. 56 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to rezone the properties located at 9715 Burnette Street and 10141 West Grand River Avenue from R1 (Single-Family Residential) and B2 (Local Business and Residential District), respectively, to a B4 (General Business) zoning classification. The subject properties are generally bounded by West Grand River Avenue to the north, Burnette Street to the east, I-96 Jeffries Freeway to the south, and Prairie Street to the west.

BACKGROUND AND REQUEST

Give Merit, a nonprofit organization based on Detroit's west side, has a 12-year history of empowering young individuals in the city through innovative strategies, educational opportunities, enrichment programs, and mentorship activities via their Fate program. The organization's cohort-based approach combines project-based learning, character development, career exposure, and mentorship. Since its inception, more than 200 students have participated in the program, benefiting from over \$300,000 in scholarships, and achieving a 100% graduation rate.

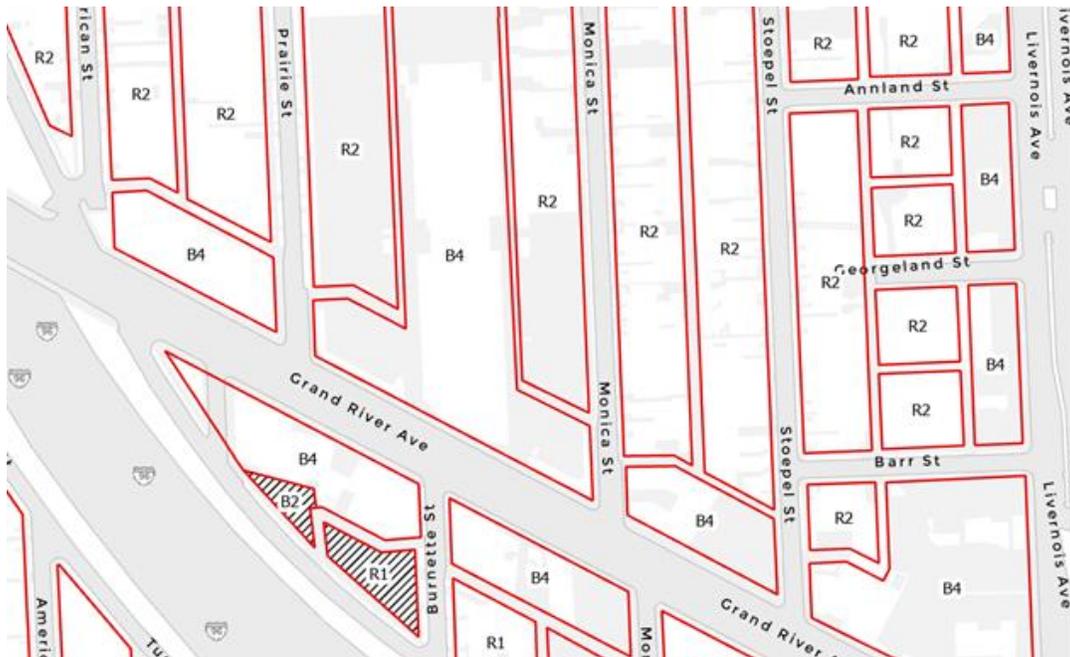
To expand its impact, Give Merit has dedicated the past seven years to developing the proposed Merit Park site, a 57,500 square-foot complex focused on athletic development. Merit Park will feature an indoor regulation size basketball court, community event space, outdoor rock-climbing wall, turf field, splash pad, and obstacle course. In addition to these recreational amenities, the facility will offer mentoring programs, athletic training, sports leagues, and training in sports, entertainment, and culinary careers. Retail and restaurant spaces will also be included. Most programs will be provided at no cost to Detroit residents. The site plan below highlights these amenities.



Merit Park aims to deliver much-needed recreational amenities and professional development services to a neighborhood that has experienced decades of disinvestment and neglect. With nearly 41% of families living below the poverty line and more than 7,000 youth lacking a space for play, sports, or personal growth, Merit Park is set to become a vital community resource.

Prior to Friends of Merit, LLC’s acquisition of the subject parcels, the property contained three buildings that had been vacant for over 40 years. In 2022, Friends of Merit, LLC gained ownership of all six parcels, and in 2023, the abandoned buildings were demolished.

The subject properties are generally bounded by West Grand River Avenue to the north, Burnette Street to the east, I-96 Jeffries Freeway to the south, and Prairie Street to the west. The location of the proposed rezoning is indicated on the zoning map below:



The proposed map amendment is requested to establish the appropriate zoning classification for the planned Merit Park recreational facility. Under the Zoning Ordinance, the proposed development is

classified as a by-right retail, service, and commercial use. Specifically, it falls under “indoor commercial recreation and health clubs” and “stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities”.

The development is proposed on currently vacant parcels and will include an indoor commercial recreation facility, outdoor recreational spaces, and a parking area. The existing B2 and R1 zoning classifications do not allow for larger-scale recreational facilities with spectator seating, making this amendment necessary. While such uses are not permitted at the proposed scale in residential or local business and residential districts, they are allowed by right in most business-zoned districts, including B4 (General Business District), B5 (Major Business District), and B6 (General Services District).

COMMUNITY OUTREACH AND PUBLIC HEARING RESULTS

On September 5, 2024, the CPC held a public hearing for the request. However, because the notice for the September 5th hearing was sent after the required Wednesday deadline, a continued public hearing was scheduled for September 19, 2024, to ensure proper notice was provided to residents within 300 feet of the rezoning site. Prior to the hearings, community engagement shaped the vision for Merit Park, including a brainstorming session with youth from the 48204 area who collaborated with Gensler architects to illustrate their ideas.

The Give Merit team conducted surveys and focus groups with youth and adults, exploring community perceptions, engagement, interests, and hopes for the park. Insights gathered helped inform key park features, such as the splash pad, farmers market, basketball court, and rock-climbing wall. Community members were also invited to join the Merit Park Neighborhood Council (MPNC), which will serve as an advisory board on park decisions, programming, and partnerships once the park opens.

In 2021, Give Merit partnered with Renaissance of Hope and Straight Gate Church, led by RVSN Studios, to develop a master plan focused on neighborhood improvement and aligning with Mayor Duggan's walkable neighborhoods initiative.

More recently, the team engaged residents through door hangers, community discussions, and a May 2024 groundbreaking event.

At the September hearings, over 10 individuals spoke in support, with one concern raised about parking and youth involvement. This was addressed by a parking agreement between the petitioner and Straight Gate Church. As of September 19, CPC staff had received 38 letters of support, 17 from Straight Gate members, with several letters endorsing community investment, youth activities, family engagement, and neighborhood beautification.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: B4; developed as a religious institution and bookstore

East: B4 and R2; developed as a childcare/head start and single-family homes

South: R2; developed as single-family homes across the freeway

West: R2 and M4; developed as single-family homes and industrial across the freeway

As shown on the below zoning map, parcels in the subject area are mostly B4, R2, and M4 with small amounts of other districts. The parcels located to the north and east of the subject parcel are zoned general business (B4), while a stretch of intensive industrial (M4) zoning classifications can be seen along Grand River to the west and R2 to the south on Prairie. The surrounding area is primarily business and residential.



The subject properties are generally bounded by West Grand River Avenue to the north, Burnette Street to the east, the I-96 Jeffries Freeway to the south, and Prairie Street to the west. The majority of parcels within this area are zoned B4 and R2, with the following uses:

- Two religious institutions: Straight Gate International Church and The Order of the Fishermen Ministry - The Home of Love
- Apartment buildings designated as low to moderate income housing for 20- 30 families
- A Head Start/ pre-k readiness program
- A religious bookshop
- Single-family residential homes

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 "Thoroughfare Commercial." The rezoning to a B4 (General Business) classification aligns with this designation, allowing for business and commercial uses suited to the area. The Planning and Development Department found the proposed rezoning to be **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 recreational facility. The site will provide space for physical activity, mentoring, and professional development for youth, 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. The existing R1 zoning designation is not appropriate as the site is directly adjacent to the freeway.
- *Whether the proposed rezoning will create an illegal spot zone.* The proposed rezoning will not create a spot zone as it will expand the existing B4 zoning adjacent to the site.

Master Plan Consistency

The proposed rezoning site is designated as Thoroughfare Commercial in the current Master Plan. The Planning and Development Department provided a Master Plan Interpretation, stating that the rezoning is ***consistent*** with the Master Plan.

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 September 19, 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 56
Proposed Ordinance
Letters of Support

cc: Antoine Bryant, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
David Bell, Director, BSEED
Jayda Philson, BSEED
Bruce Goldman, Law Department

Donovan Smith
Chairperson
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NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Both in-person and virtual attendance are options to participate. Pursuant to public health guidelines and limited room capacity, if anyone has cold, flu, COVID symptoms or other contagious condition, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, SEPTEMBER 5, 2024, AT 6:00 PM

The public hearing is to consider the request of Friends of Merit, LLC to amend Article XVII, Section 50-17-58, District Map No. 56 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business) zoning classification where an R1 (Single-family Residential) zoning classification and a B2 (Local Business and Residential District) zoning classification are shown at 9715 Burnette Avenue and 10141 West Grand River Avenue, respectively. The subject properties are generally bounded by West Grand River Avenue to the north, Burnette Street to the east, I-96 Jeffries Freeway to the south, and Prairie Street to the west. The proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to permit the current vacant lots to be utilized as an indoor commercial recreation facility, outdoor recreational facility, and parking area known as *Merit Park*. The existing B2 and R1 zoning classifications do not allow for larger scale recreational facilities with spectator seating.

R1 – Single Family Residential District

This district protects and preserves 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.

B2 – Local Business and Residential District

This district is designed to provide day-to-day consumer goods and services required to serve a small residential area. High-traffic generating, and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

B4- General Business District

This district supports business and commercial uses that are oriented toward thoroughfares. In addition to these uses, other businesses that may benefit from attracting clientele from passing traffic are also permitted. Certain additional uses that can be successfully integrated with the permitted by-right uses are allowed as conditional uses.

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 U.S. Mail at the above address or e-mail at 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.

To participate virtually in the CPC meeting, please use the following options:

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 is proposed to be rezoned from B2 and R1 to B4

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-58, *District Map No. 56*, to revise the zoning classification for two parcels generally bound by West Grand River Avenue to the north, Burnette Street to the east, I-96 Jeffries Freeway to the south, and Prairie Street to the west, commonly known as 9715 Burnette Street and 10141 West Grand River Avenue, from their existing R1 (Single-Family Residential District) and B2 (Local Business and Residential District) zoning classifications, respectively, to the B4 (General Business District) zoning classification for each parcel.

BY COUNCIL MEMBER _____ :

1 AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
2 amending Article XVII, *Zoning District Maps*, Section 50-17-58, *District Map No. 56* to revise
3 the zoning classification for two parcels generally bound by West Grand River Avenue to the
4 north, Burnette Street to the east, I-96 Jeffries Freeway to the south, and Prairie Street to the west,
5 commonly known as 9715 Burnette Street and 10141 West Grand River Avenue from their
6 existing R1 (Single-Family Residential District) and B2 (Local Business and Residential District)
7 zoning classifications respectively, to the B4 (General Business District) zoning classification for
8 each parcel.

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

10 Section 1. Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
11 *Maps*, Section 50-17-43, *District Map No. 56*, is amended as follows:

12 CHAPTER 50. ZONING

13 ARTICLE XVII. ZONING DISTRICT MAPS

14 Section 50-17-58. *District Map No. 56*.

15 For the properties generally bound by West Grand River Avenue to the north, Burnette
16 Street to the east, I-96 Jeffries Freeway to the south, and Prairie Street to the west, commonly
17 known as 9715 Burnette Street and 10141 West Grand River Avenue and identified more
18 specifically as:

19 W BURNETTE 9 EXC TRIANG PT BG S 29.25 FT ON W LINE & W 28.51 FT ON S
20 LINE E 116.49 FT ON N LINE BG E 85.42 FT ON S LINE OF 10 E 85.42 FT ON N
21 LINE BG E 52.33 FT ON S LINE OF 11 E 52.33 FT ON N LINE BG E 16.98 FT ON S
22 LINE OF 12 TRIANG PT OF 13 BG N 13.71 FT ON E LINE & E 16.98 FT ON N LINE

1 HUTTON & NALLS GRAND RIVER PARK SUB L30 P86 PLATS, W C R 16/194
2 133.71 IRREG 12,526 SQ FT Split on 03/18/2024 with 16004970., 16004965-8,
3 16004969., 16004970-0, 16004971-88 into 16004965-88

4 S GRAND RIVER PT OF 223 THRU 225 AND PT OF VAC ALLEY ADJ GILBERT
5 SUB L31 P10 PLATS, WCR 16/192 DESC AS BEG AT A PTE S 75D 57M 30S E 18.66
6 FT FROM THE N W COR OF LOT 223, TH S 75D 57M 30S E 91.32 FT, TH S'LY ALG
7 THE E LINE OF SD LOTS 83.96 FT, TH N 43D 23M W 35.98 FT TO A PTE ON N LINE
8 OF LOT 225, TH N 41D 50M W 39.34 FT TO A PTE ON N LINE OF LOT 224, TH N
9 39D 47M W TO P O B 91.32 IRREG Split on 03/18/2024 with 16004970., 16004965-8,
10 16004969., 16004970-0, 16022322-40 into 16004965-88

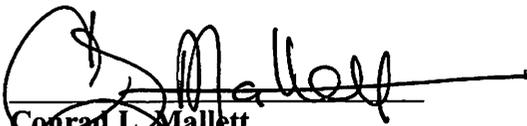
11 the existing R1 (Single-Family Residential District) and B2 (Local Business and
12 Residential District) zoning classifications, respectively, are revised to the B4 (General Business
13 District) zoning classification for each parcel.

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

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

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

Approved as to Form:


Conrad L. Mallett
Corporation Counsel

Jamie Murphy

From: Sharon Mayweathers <diligencereward@gmail.com>
Sent: Monday, September 16, 2024 6:06 PM
To: CPC Mailbox
Cc: Faye
Subject: [EXTERNAL] Merit Park Rezoning Letter of Support

Merit park, I am in full support of SGC zoning request.

Sincerely,

--

Sharon R. Walker-Mayweathers

Jamie Murphy

From: Lakesha Ford <lakeshaford40@gmail.com>
Sent: Monday, September 16, 2024 5:14 PM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park Re-zoning letter of support

I support Merit Park re zoning

Jamie Murphy

From: Gwendolyn Walker <regwendolyn@aol.com>
Sent: Monday, September 16, 2024 5:13 PM
To: CPC Mailbox
Subject: [EXTERNAL] Merit park re-zoning letter of support

I support.

Jamie Murphy

From: Anthony Gibson <tony.royce2gib@gmail.com>
Sent: Monday, September 16, 2024 5:12 PM
To: CPC Mailbox
Subject: [EXTERNAL] Zoneing

Good evening ,I am a member of Straight Gate International Church.I am in agreement with rezoning of property across from 10100 Grand River Merit Park.

Jamie Murphy

From: Faye <rolfef24@gmail.com>
Sent: Monday, September 16, 2024 5:03 PM
To: CPC Mailbox
Subject: [EXTERNAL] Straight Gate Int'l Church

I am in full support of our zoning request.
Thank you

Jamie Murphy

From: Charlotte Redding <wifey727@icloud.com>
Sent: Monday, September 16, 2024 5:01 PM
To: CPC Mailbox
Subject: [EXTERNAL] Re-Zoning needed for Merit Park

Hello my name is Charlotte Redding. I am a member of Straight Gate Int'l church
I am in complete support of the rezoning needed for Merit Park to be built. I believe the park would be a welcome addition to the neighborhood and also benefit the community.

Thank you,
Charlotte Redding

* Please email by this Thursday, Sept 19.

Jamie Murphy

From: S Griffin <sgriffin@straightgate.net>
Sent: Monday, September 16, 2024 3:50 PM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park Rezoning Letter of Support

I am writing in support of the request for the rezoning of Merit Park (located across the street from the Straight Gate International Church). This project will bring long needed investment into our community, and it will benefit the residents by providing a place for recreation, mentoring and life skills development. On behalf of myself, and family, I urge you to please approve this project!

Respectively,
Community Residence

Jamie Murphy

From: mistyharbor23 <mistyharbor23@sbcglobal.net>
Sent: Monday, September 16, 2024 2:06 PM
To: CPC Mailbox
Subject: [EXTERNAL] Merit park rezoning letter of support

Good afternoon,

I am sending this email to request the cancellation of the rezoning of the Merit Park land. The community is excited about the revitalization of this location, and we are looking forward to this project being completed without any further delays.

Thank you.

Jamie Murphy

From: Vanessa Bennett <vanessabennett1955@gmail.com>
Sent: Monday, September 16, 2024 10:06 AM
To: CPC Mailbox
Subject: [EXTERNAL] Rezoning

I am a resident for more than 50 years. I approve of rezoning for Merritt park

Jamie Murphy

From: Veronica Johnson <ronij98@hotmail.com>
Sent: Monday, September 16, 2024 9:52 PM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park Re-zoning Letter of Support

Good evening,

I'm a member of Straight Gate International Church and I'm extremely happy in the redevelopment activities in the community. I support the rezoning of the location for Merit Park. The community needs a place like this.

Thanks,
Veronica Johnson
Sent from my iPhone

Jamie Murphy

From: Gwendolyn Graddy-Dansby <ggraddy1@yahoo.com>
Sent: Tuesday, September 17, 2024 7:25 AM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park Re-Zoning

To Whom It May Concern ,

This is to support the development of Merit Park. It is vital in further advancing the community and bringing positive , family based services.

I support this project and encourage moving forward on re-zoning as quickly as possible.

Sincerely,

Gwen Dansby

Straight Gate International Church

Jamie Murphy

From: patricia head <trish102185@yahoo.com>
Sent: Tuesday, September 17, 2024 7:51 AM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park

I am in support of this project 100 percent Life skills Recreation And much more

- Patricia
Sent from my iPhone

Jamie Murphy

From: janet hester <jahblessy8@gmail.com>
Sent: Tuesday, September 17, 2024 8:50 AM
To: CPC Mailbox
Subject: [EXTERNAL] Urgent Request for Re-Zoning of Merit Park

I'm writing to urgently request the re-zoning of Merit Park located on Grand-river in the City of Detroit to be processed as soon as possible Thank you for your immediate attention to this urgent request Sincerely Janet Hester

Jamie Murphy

From: Michelle Burch <burchmichelle67@yahoo.com>
Sent: Wednesday, September 18, 2024 10:29 PM
To: CPC Mailbox
Subject: [EXTERNAL] Property rezoning

Sent from my iPhone I'm a member of Straightgate church,I'm happy for the rezoning of the property request.

Jamie Murphy

From: Raye Russell Thompson <declutterspecialist@gmail.com>
Sent: Wednesday, September 18, 2024 9:05 PM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park Re-zoning Letter of Support

Subject: Support for Re-zoning of Merit Park

Dear CPC Team,

My name is Raye Lynn Thompson, and I am a proud SGIC-Detroit member, serving as a Servant Leader for SGKids/G1Youth. I have been a member of Straight Gate International Church for over 20+ years, and I am dedicated to supporting initiatives that benefit our community.

I am writing to express my full support for the re-zoning of Merit Park. I believe that the re-zoning of this park is crucial in making it more accessible to the community where it is needed most. I hope that my support, along with the support of others, will help expedite the process for the re-zoning of Merit Park so that it can be opened and accessible to the community as soon as possible.

Thank you for your attention to this matter, and I look forward to seeing the positive impact that re-zoning Merit Park will have on our community.

Sincerely,

Raye Lynn Thompson
SGIC-Detroit Member
Servant Leader-SGKids/G1Youth
Sent from Russell-Thompson Group- a.k.a. Raye's Organized Solution's

Jamie Murphy

From: Rachelle Jones <chelleb427@hotmail.com>
Sent: Wednesday, September 18, 2024 7:30 PM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park Rezoning

Please allow this email to serve as a letter of support in the request for rezoning for Merit Park. I believe this project is a much needed investment in the community. Merit Park will help to provide employment opportunities and state of the art recreation here in our beautiful city of Detroit.

Thank you kindly.

Rachelle Jones

Jamie Murphy

From: Patricia Willis-Fagan <pwfagan@icloud.com>
Sent: Wednesday, September 18, 2024 5:43 PM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park Zoning

Please expedite the process to allow Merit Park to be completed on schedule this is great for the community

Jamie Murphy

From: Gloria Chandler <gchandlerhill@yahoo.com>
Sent: Wednesday, September 18, 2024 4:13 PM
To: CPC Mailbox
Subject: [EXTERNAL] Fw: Merit Park Rezoning

----- Forwarded Message -----

From: Gloria Chandler <gchandlerhill@yahoo.com>
To: cpc@detroit.gov <cpc@detroit.gov>
Sent: Tuesday, September 17, 2024 at 07:40:48 PM EDT
Subject: Merit Park Rezoning

This is my letter of support for Merit Park's rezoning request. As a member of the Straightgate Int'l Church, I am fully aware of the immeasurable benefits of Merit Park for the community. Therefore, I am in full support of their zoning request.

Gloria Chandler

Jamie Murphy

From: Jerika Crutchfield <crutchfieldjerika@yahoo.com>
Sent: Wednesday, September 18, 2024 1:35 PM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park Rezoning Letter of Support

Good afternoon,

My name is Jerika Guinn, and I am a member of Straight Gate International Church. I'm reaching out to provide you with my full support of Merit Park receiving any and all permits/documentation needed for rezoning.

God bless you and we look forward to having your full support in this matter as well.

Sincerely,

Sister Jerika Guinn
313-624-5688

Jamie Murphy

From: Marie Horne <bibicalverses7@yahoo.com>
Sent: Wednesday, September 18, 2024 1:32 PM
To: CPC Mailbox
Subject: [EXTERNAL] Reasoning of Merit park

I'm in support of the request for rezoning for Merit Park.

Jamie Murphy

From: Rosalyn Maxey <rozmaxey@gmail.com>
Sent: Wednesday, September 18, 2024 12:43 PM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park Rezoning

I support the verification request that Merit Park be rezoned to proper zoning immediately. Thank you very much for expediting this matter.

Jamie Murphy

From: Terri Flowers <Terri_Flowers@fd.org>
Sent: Wednesday, September 18, 2024 11:02 AM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park Re-zoning Letter of Support

Importance: High

Good Morning,

I, as a member of the Straight International Church in the City of Detroit, am excited about the project taking place for our church.

I am also in support of the re-zoning which needs to take place in order to further the project.

Thank you in advance for your attention to this matter on behalf of the Straight Gate International Church.

God bless you!

Terri L. Flowers
Member of Straight Gate International Church
(313) 967-5858 Direct Line
(313) 967-5542 Main Line
(248) 990-4281 Cell Phone

Jamie Murphy

From: Lauren Manson <lauren.manson018@gmail.com>
Sent: Tuesday, September 17, 2024 4:20 PM
To: CPC Mailbox
Subject: [EXTERNAL] Zoning

Hi,

I am a member of Straight Gate International Church and I support the zoning request.

Thank you!

Lauren

Jamie Murphy

From: Suzanne Dukes <dukess39@yahoo.com>
Sent: Tuesday, September 17, 2024 1:25 PM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park

Hello my name is Suzanne Dukes a resident of Detroit. I am in support of the rezoning need for Merit Park to be built. I believe the park would benefit the community. It would be a positive step to revitalization of the area.

Sent from my iPhone

Jamie Murphy

From: Titus Martin <tmartin382@me.com>
Sent: Tuesday, September 17, 2024 9:43 AM
To: CPC Mailbox
Subject: [EXTERNAL] Merit Park Rezoning

City of Detroit Rezoning Department:

We are members of the Straight Gate Church and we are in full support of rezoning for the Merit Park Project.

This project is a needed investment in the community which will provide life skills, mentoring and recreation for the youth.

Thank you in advance for your support.

Elder Titus and Tameka Martin

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

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

City of Detroit
CITY PLANNING COMMISSION
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Detroit, Michigan 48226
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Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen A. Lewis, MBA
Frederick E. Russell, Jr.
Rachel M. Udabe

City Planning Commission Meeting
November 21, 2024
5:00 PM

Committee of the Whole Room and Online
13th Floor – Coleman A. Young Municipal Center
2 Woodward Ave. (at E. Jefferson Ave.)
(use Randolph Street entrance after 5:30 PM)

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

Or iPhone one-tap :

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

Or 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

Meeting ID: 963 5559 3579

AGENDA

I. Opening

- A. Call to Order – 5:00 PM
- B. Roll Call
- C. Amendments to and approval of agenda

II. Meeting minutes will be provided at the next meeting.

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – The request of the Great Lakes Water Authority (GLWA) to amend Article XVII, Section 50-17-33, District Map No. 31 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R5 (Medium Density Residential District) or PD (Planned Development District) zoning classification where an R2 (Two-Family Residential District) zoning classification is shown at 700 Conner Street, 692 Conner Street, 686 Conner Street, 682 Conner Street, 678 Conner Street, 672 Conner Street, 703 Navahoe Street, 693 Navahoe Street, 687 Navahoe Street, 681 Navahoe Street, 675 Navahoe Street, and the vacated Freud Street and public alleys located between Conner Street and Navahoe Street. **(DP)** 45 min
- B. **6:00 PM PRESENTATION** – Board of Ethics Training (Michael O’Connell) 90 min

IV. Public Comment

V. Unfinished Business (May be taken up earlier in the meeting as opportunity presents)

VI. New Business

A. Proposed 2025 Schedule of CPC Meetings

VII. Committee Reports

VIII. Staff Report

IX. Member Report

X. Communications

XI. Adjournment (anticipated by 8:30 PM)

NOTE: With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including 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.

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56 (9/19/2024)

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