



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
LETTER OF TRANSMITTAL

TO: Detroit Planning Commission Dept.
Coleman A. Young Center
2 Woodward Ave. – Suite 208
Detroit, MI 48226

DATE: February 28, 2025
PROJECT: Bellevue Village
Family Housing Community
Rezoning Submission

ATTN: Marcell Todd-Director/ Chris Gulock-Planner

WE ARE SENDING YOU VIA:

- ☐ U.S. Mail
☐ Hand Delivery
☐ Pick Up

☐ UPS
☐ Other Email Delivery

THE FOLLOWING ITEMS:

- ☒ Drawings
☐ Specifications
☐ Samples

☐ Shop Drawings
☐ Product Information

☐ Correspondence
☐ Sketches
☐ Change Order
☒ Other Application, Supporting Docs

COPIES	DATE	DESCRIPTION
1	02.28.2025	Set of Drawing Packet (24"x36")
1	02.28.2025	Check for Application Fee (copy)
1	02.28.2025	Change of Zoning Application Form (Completed)
1	02.28.2025	Agent Assignment Letter
1	02.28.2025	Project Rezoning Narrative
1	02.28.2025	Proof of Ownership
1	02.28.2025	Community Meeting & Support Documentation
1	02.26.2025	Application Form and Fee (Hard copy under sep. cover)

THESE ARE TRANSMITTED:

- ☐ For Your Use
☐ As Requested
☐ For Review and Comment
☐ Please Return ___ Copies to This Office
☒ Other Plang Comm. Rezong Rev

RETURN TO CONTRACTOR:

- ☐ Rejected
☐ Make Corrections
☐ Make Changes Noted
☐ Resubmit
☐ Review Completed

REMARKS: Please process for Rezoning at Planning Commission Review for the next possible open
Hearing date, April 3, 2025 if possible. This submission is for the project for which we had previous pre-
Application Meeting on February 21, 2025. Thank you.

cc: Jamie Murphy-CPC / via email
Kimani Jeffrey-CPC / via email
Russell Baltimore -PDD / via email
Richard Cannon -MHC/ via email
Joe Heaphy-Ethos / via email
Lana Zaghmout-Ethos / via email
James Pappas /via email


Steve Roffi
Design Team Member

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

CHURCH OF THE MESSIAH HOUSING CORP.
OPERATING ACCOUNT
231 E GRAND BLVD
DETROIT, MI 48207

02/25/2025

PAY TO THE
ORDER OF

CITY OF DETROIT - TREASURER

\$ 1,500.00

ONE THOUSAND FIVE HUNDRED AND NO/100

DOLLARS

FOR

BELLEVUE VILLAGE
ZONING FEE FOR
REZONING APPLICATION

Richard A. Young
Dwenda M. Kelly

⑈001571⑈ ⑆041000124⑆ 4272338644⑈

CHURCH OF THE MESSIAH HOUSING CORP./OPERATING ACCOUNT

001571

02/25/25
\$1,500.00

CITY OF DETROIT, TREASURER

c/o CITY PLANNING COMMISSION
208 COLEMAN A. YOUNG CENTER
DETROIT, MI 48226

FOR: BELLEVUE VILLAGE
ZONING FEE FOR
REZONING APPLICATION

City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

CPC File #: _____

Date of Filing: _____

RE: _____

APPLICATION FOR A ZONING CHANGE

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on all rezoning proposals before it takes final action. Please provide the following information regarding the proposal, so that the Commission may proceed in its review and processing of this request.

Section 50-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.

The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to proposed ordinances for the regulation of development in carrying out its duties as set forth in Section 4-402 and 6-204 of the City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning or modification to the PD (Planned Development), PC (Public Center), PCA (Restricted Central Business District) and the SD5 (Special Development District, Casinos) zoning district classifications must complete a different application which may be obtained from our office.

Signature of Applicant: _____

Date: 02.26.2005

ZONING FEE:

Effective January 1, 2023, the applicant will be charged a fee for the processing of a rezoning application. The fee schedule is as follows:

Size of Property	Fee
One acre or less	\$1,500.00*
Over one acre	\$1,500.00 for the first acre plus \$50.00 for each additional acre to a maximum of \$2,250.00

Payment of the fee must be in the form of a check or money order payable to the “City of Detroit – Treasurer” When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

ZONING CHANGE PROCEDURES:

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the application to the effective date of the zoning change).

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant’s officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.

1. Name of Applicant: James Pappas, President - Fusco, Shaffer & Pappas, Inc.

Address of Applicant: 550 E. 9 Mile Road

City, State & Zip Code: Ferndale, Michigan 48220

Telephone Number: (248) 543-4100

2. Name of Property Owner: Church of the Messiah Housing Corp. on behalf of

(If same as above, write "SAME") a LDHA, LLC entity to be established

Signature of Property Owner

(If different than Applicant) 

Address of Property Owner: 231 E Grand Blvd.

City, State & Zip Code: Detroit, MI 48207

Telephone Number: (810) 712-0717 (cell)

3. Present Zoning of Subject Parcel: R 2 Two Family Residential District

4. Proposed Zoning of Subject Parcel: R 5 Medium Density Residential District

5. Address of Subject Parcel: 2148, 2158, 2166, 2172, 2184 Field Street

between Kercheval Street and Vernor Highway
(Street) (Street)

6. General Location of Subject Property: 1 block east of E. Grand Blvd. between

Kercheval Street and Vernor Highway (Mid block location).

7. Legal Description of Subject Parcel: (May be attached)

See attached legal description on survey

8. Size of Subject Parcel (Dimensions): 225 Ft Wide x 150 Ft Deep
(Acreage): ± .775 AC.

9. Description of anticipated development:

The development of affordable family housing consisting of a 29 unit, 3 story apartment building with common corridor arrangement. 2 elevators will be provided for barrier free access. Support amenities and common areas will be included. Unit mix will include studio, 1 bedroom and 2 bedroom units. (see attached narrative)

10. Reason why the present zoning classification is not appropriate and why the proposed zoning classification is more appropriate:

The existing R 2 zoning will not allow or support a multi-family project of the required density.

The proposed R 5 zoning allows for a multi-family use of the necessary density to develop a viable family housing development.

11. Zoning of Adjacent Properties:

To the North - R 2 - 2 Family Residential

To the South - R 2 - 2 Family Residential / B4 General Business (3 lots to south)

To the East - R 2 - 2 Family Residential

To the West - R 2 - 2 Family Residential

12. Development of Adjacent Properties:

To the North - Vacant single family lots

To the South - Vacant single family lots

To the East - Existing single family homes / vacant lots

To the West - Existing single family homes / vacant lots

13. Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address	Contact Person/Phone Number
Field Street Block Club Association	Jennine Spencer-Gilbert, President fieldstreetblockclub48214@gmail.com
Field Street Block Club Association	Paule Cruz Takash pct@sfglobal.onmicrosoft.com

14. Adjacent Property Owners, Businesses or Residents contacted by Applicant:

Name	Indicate: Owner Business Resident	Address	Address of Adjacent Property	Phone
Amy Senese	Resident		amyksenese@gmail.com	
Maria Thomas	Resident	2208 Field Street	lmaria.thomas2020@gmail.com	
Daisy Jackson	Resident	2441 Field Street	daisy6375@gmail.com	
Omar Kah	Landlord	13893 Eastwood St, Detroit	2155 Field Street	
Larry Durr	Resident	2163 Field Street, Detroit	2163 Field Street	

Alma Investment Group, LLC Landlord 2951 Turtle Pond Ct., 2195 Field Street
Bloomfield Hills, MI 48302



231 E. Grand Boulevard
Detroit, MI 48207-3739
P.O. Box 141240
Detroit, MI 48214-6240
www.messiahhousing.org

February 24, 2025

Mr. Christopher Gulock
City of Detroit, Planning Commission
208 Coleman A. Young Center
Detroit, Michigan 48226

RE: Fusco, Shaffer & Pappas Architects to act as Agent for Church of the Messiah
Housing Corporation Rezoning Application for Belleview Village Affordable Housing

Dear Mr. Gulock:

Please accept this letter as confirmation that Mr. James Pappas of Fusco, Shaffer & Pappas Architects is authorized to act on behalf of Church of the Messiah Housing Corporation related to the Rezoning Application submitted for the Belleview Village project.

Thank you.

Sincerely,

Church of the Messiah Housing Corporation,
a Michigan non-profit organization

By: 

Name: Richard A Cannon Jr

Title: Executive Director

CHURCH OF THE MESSIAH HOUSING CORPORATION
BELLEVUE VILLAGE
PROJECT RE-ZONING NARRATIVE
February 28, 2025

Overview

Bellevue Village is a new multi-family development to be located on (3) scattered sites, within the Islandview Village neighborhood, with a total parcel area of 1.57 acres. Parcel 'A' of the project contains 0.77 acres on the east side of Field St., north of Kercheval, and will be developed into a 29-unit apartment building, for which use is required to be re-zoned. Parcels 'B' and 'C' are proposed to be by-right townhouses. The overall Bellevue Village project will include 40 rental units. This proposed project, including all parcels, has an anticipated total development cost of approximately \$17,871,000.

Project Goals

It is anticipated that rents for units will be affordable for households with incomes less than 60% of AMI adjusted for family size. It is also anticipated that the project would provide 25% for Permanent Supportive Housing and apply for 8 Project Based Vouchers (PBVs) to provide affordable housing to households with incomes at or below 30% AMI.

Type of Financing

The project is anticipated to be financed by 9% LIHTCs under Michigan State Housing Development Authority's 2024 QAP. Other anticipated project financing includes a conventional mortgage, local home funds, income from operations and a deferred developer fee. Other financial sources will be determined as the project progresses. Total Development costs for the project are to be around \$17,871,000 in total which includes hard construction costs, sitework, and general contractor costs.

Parcel Re-zoning

The current parcel 'A' zoning is an R2 (2 Family Residential). CMHC is proposing that the parcel be rezoned to an R-5 (Medium Density Residential) in order to better consolidate the proposed use and to allow a more appropriate unit density. This proposed re-zoning will allow for a more viable sized development for the proposed use. Existing adjacent property zoning is predominantly R2 (2 Family Residential) to the west, and to the east, and immediate B-4 (General Business) zoning occurs one half block to the south along each side of Kercheval Avenue, from the proposed project. The proposed re-zoning would be compatible with the current nearby surrounding Residential and Commercial Business zoned uses. The proposed R5 zoning will provide a transition from the immediate R2 zoning to the B-4 business zoning to the south.

The Parcel 'A' Proposed Apartment development will house a total of 29 affordable housing units. The unit mix will include (4) studio units (468 gsf), (20) 1 BR/ 1B units (at 660 gsf each) and (5) 2 BR/1B units (at 1035 gsf each). A minimum of 15% of the total units will be fully barrier free accessible, for a total of 5 barrier free units. 37 on-site parking spaces will be provided at the rear yard of the project site. Green recreation space will occur on the north end of the building, near the building main entry, adjacent to the Future Legacy Community Garden to the north.

Church of the Messiah Housing Corporation

CMHC is a nonprofit 501(c)(3) tax exempt corporation, established in March 1978 as an outreach of the Episcopal Church of the Messiah on Detroit's lower east side. CMHC was organized to confront the

extensive deterioration of housing primarily in the Island View Village Community. Since 1978, CMHC has developed the following projects:

- Mustard Tree Apartments
- St. Paul Manor
- Kingston Arms
- El Tovar
- Field St. III Townhouse Construction
- Bridgeview I Townhouse Construction
- Bridgeview II Townhouse Construction

CMHC is committed to preserve safe and decent housing while maintaining long-term affordability for low-income household. This requires existing units to be recapitalized and renovated every 15-20 years so units can be upgraded. Major capital repairs are addressed so properties can continue to meet code requirements and maintain long-term affordability for low-income households.

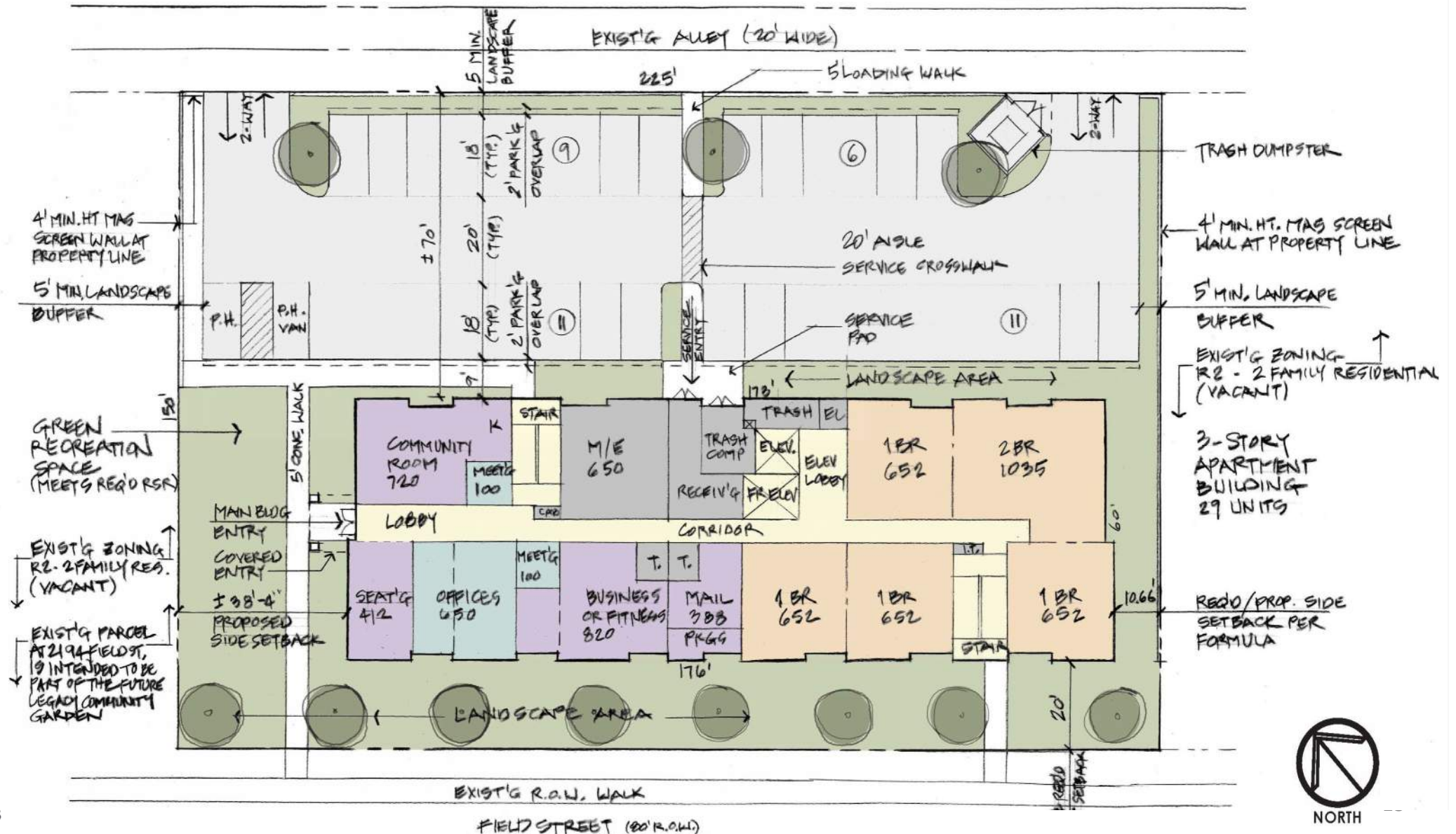
CMHC has formed several partnerships and is actively working to recapitalize all its existing developments. Renovation of Field Street III (combination of FSI and FSII – 49 units) was completed in 2024. CMHC also received reservation of 9% LIHTC for its Bridgeview III development (combination of BVII and BVII-22 units) and anticipated start of renovations in 1st QTR 2025.

Community Improvement

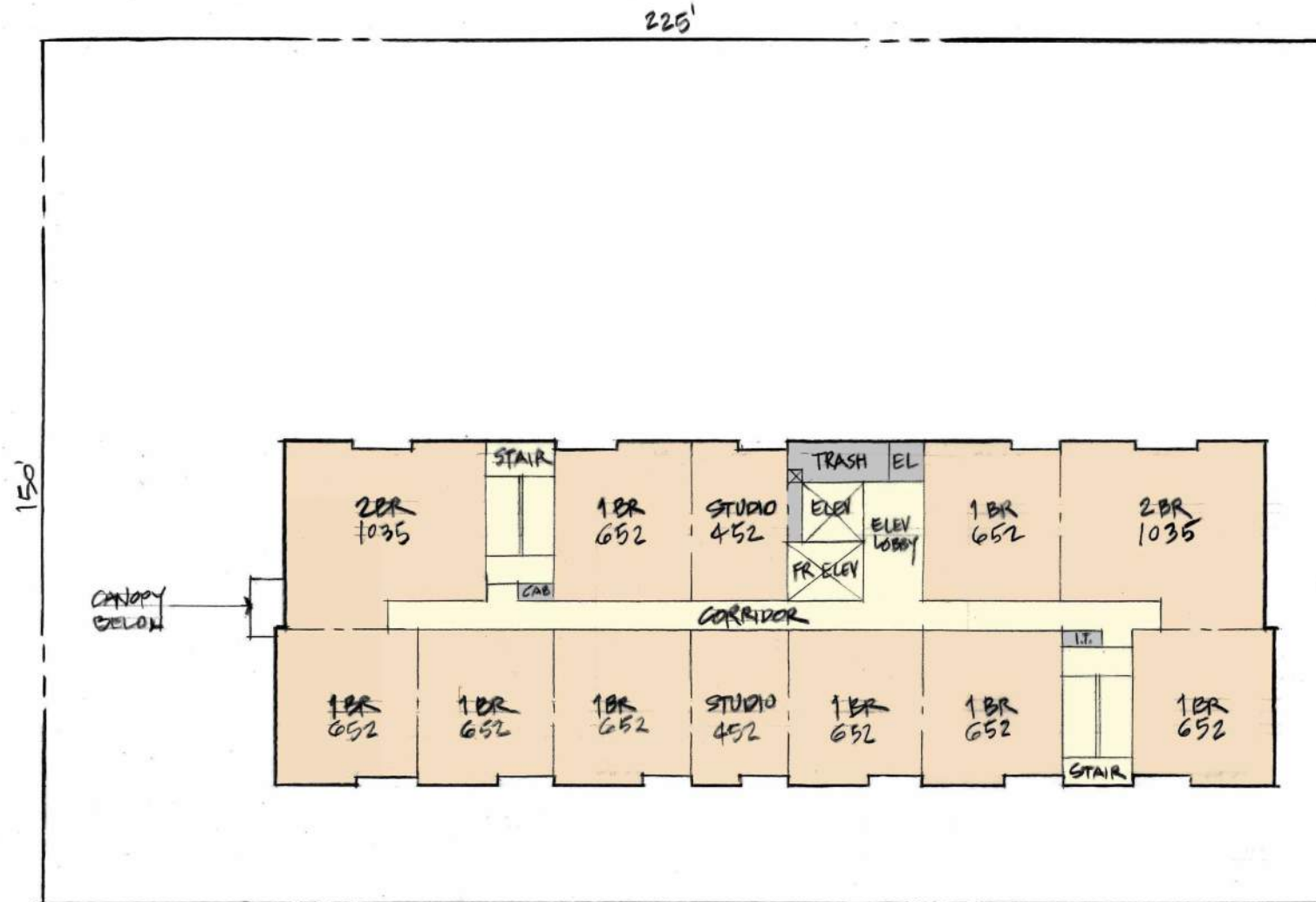
In developing the Church of the Messiah Housing Corporation – Belleview Village, CMHC would strive to ensure that the proposed development will be an asset to the community and a model for future housing service facilities. The development team will work to meet the intent of the current City Ordinances and Future Land Use Plan with this development.

This proposal for the Belleview Village Affordable Housing development will greatly enhance the existing neighboring properties and businesses. The impact on the surrounding neighborhood will be positive and will potentially spark further development and improvement of the region. The proposed Belleview Village Affordable Housing Apartment development will further improve the ability of CMHC to offer low-cost housing to those individuals who have limited opportunity for improving their living conditions through quality housing, which will provide the initial steps toward a self-sustaining lifestyle for their residents.

Conceptual Site Plan / Apartments – Parcel A



Conceptual Second Floor Plan / Apartments – Parcel A



Site Data – Parcels 'A', 'B' & 'C'

SITE DATA - PARCEL 'A'

UNIT COUNT / MIX - APARTMENTS

STUDIO - 452 SF (13.8%)	4 UNITS
1 BEDROOM - 652 SF (69.0%)	20 UNITS
2 BEDROOM - 1,035 SF (17.2%)	5 UNITS
TOTAL	29 UNITS

PARKING REQUIRED

1.25 PARKING SPACE FOR EACH UNIT	
1.25 SPACES X 29 UNITS	37 SPACES

PARKING PROVIDED

APARTMENTS - 35 OPEN SPACES + 2 P.H.	37 SPACES
--------------------------------------	-----------

RECREATION SPACE

+/- 2,694 SF

SITE DATA - PARCEL 'C'

UNIT COUNT / MIX - PROVIDED (MAX.)

3 BEDROOM / RANCH: 1,354 SF - 1,454 SF (40%)	2 UNITS
3 BEDROOM / T.H.: 1,344 SF (60%)	3 UNITS
TOTAL UNITS PROPOSED	5 UNITS

PARKING REQUIRED

1.5 PARKING SPACE FOR EACH UNIT (1.5 SPACES X 5 UNITS)	8 SPACES
---	----------

PARKING PROVIDED

TOWNHOUSES - 7 OPEN SPACES + 1 P.H.	8 SPACES
-------------------------------------	----------

RECREATION SPACE

+/- 6,304 SF

SITE DATA - PARCEL 'B'

UNIT COUNT / MIX - PROVIDED (MAX.)

3 BEDROOM / RANCH: 1,364 SF - 1,464 SF (33%)	2 UNITS
3 BEDROOM / T.H.: 1,344 SF (66%)	4 UNITS
TOTAL UNITS PROPOSED	6 UNITS

PARKING REQUIRED

1.5 PARKING SPACE FOR EACH UNIT (1.5 SPACES X 6 UNITS)	9 SPACES
---	----------

PARKING PROVIDED

TOWNHOUSES - 8 OPEN SPACES + 1 P.H.	9 SPACES
-------------------------------------	----------

RECREATION SPACE

+/- 2,177 SF

TOTAL UNIT COUNT/MIX - PARCELS A, B & C

STUDIO: 452 SF	4 UNITS
1 BEDROOM: 652 SF	20 UNITS
2 BEDROOM: 1,035 SF	5 UNITS
3 BEDROOM / RANCH: 1,364 SF - 1,464 SF	4 UNITS
3 BEDROOM / T.H.: 1,344 SF	7 UNITS
TOTAL PROJECT UNITS PROPOSED	40 UNITS

Conceptual Front Elevation – Parcel A

