

Donovan Smith
Chairperson

Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

Christopher Gulock, AICP
Deputy 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

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

September 5, 2025

HONORABLE CITY COUNCIL

RE: Request of co-petitioners Leandra King and Herman Stacy in conjunction with the City Planning Commission to amend Article XVII, Section 50-17-10, District Map No. 9 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development, Small-scale, Mixed-use) zoning classification where the R2 (Two-Family Residential District), R5 (Medium Density Residential District) and R6 (High Density Residential District) zoning classifications are shown for properties commonly known as 11534 Woodrow Wilson Avenue, also 1534, 1540, 1550, 1636 Lawrence Street, and 1551, 1537 Burlingame Street, generally bounded by Rosa Parks Boulevard, the east/west alley first north of Lawrence Street, Woodrow Wilson Avenue, Burlingame Street, the John C. Lodge Freeway, and Lawrence Street (see map below).

The proposed map amendment is being requested at 1636 Lawrence Street to permit retail services to support farm and cider operation. The petitioner at 1551 Burlingame is petitioning for a separate amendment in order to permit a childcare center and school, a retail bookstore, a coffee shop, an office for counseling services, as well as a gallery and rental hall. The remaining parcels are the initiative of CPC staff to maintain zoning consistency if the petition were to be adopted.

(RECOMMEND APPROVAL - ORDINANCE INCLUDED FOR INTRODUCTION AND THE SETTING OF A PUBLIC HEARING)

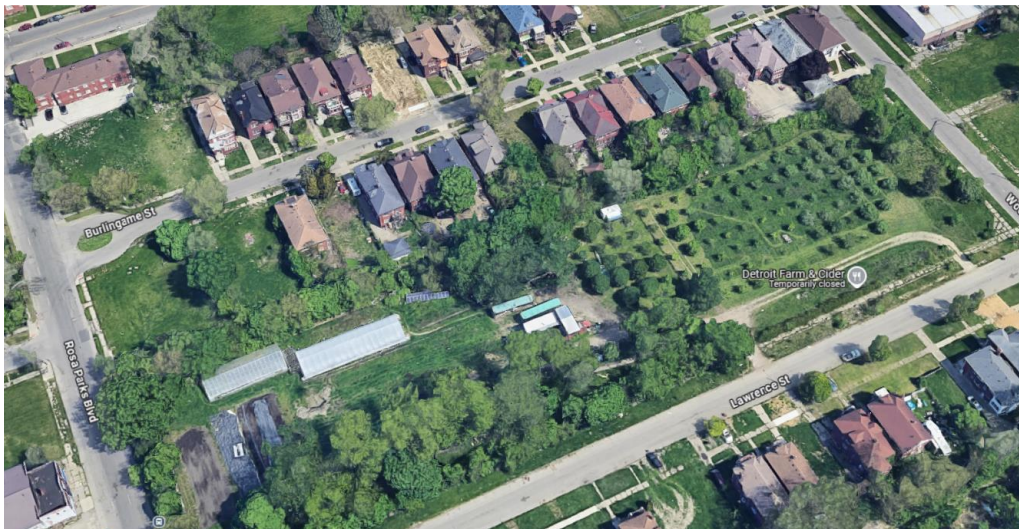
PROPOSAL

Before this Honorable Body is the co-petition of Leandra King and Herman Stacy in conjunction with the City Planning Commission staff to show an SD1 (Special Development, Small-scale, Mixed-use) zoning classification where the R2 (Two-Family Residential District), R5 (Medium Density Residential District) and R6 (High Density Residential District) zoning classifications are shown for properties commonly known as 11534 Woodrow Wilson Avenue, also 1534, 1540, 1550, 1636 Lawrence Street, and 1551, 1537 Burlingame Street (see map below).



Aerial view of rezoning site

Detroit Farm and Cider is an initiative aimed at fostering educational experiences for youth in Detroit. The site seeks to serve as a hub for youth equestrian workshops and host certain farm animals such as chickens, for programming with local school district students. The proposed map amendment is being requested at 1636 Lawrence Street to permit retail sales for a farm and cider operation that will conduct cider pressing and farm to table dinners. The program is also planned to be supported by a residential unit(s), and a bed and breakfast. The animal keeping components of this proposal will have to proceed through a Special Land Use hearing at the Buildings, Safety Engineering, and Environmental Department (BSEED). The rezoning is being requested to specifically allow for the commercial and retail sales components of the project.



Aerial view of rezoning site

Jehovah Shalom Church of God Inc. is the co-petitioner at 1551 Burlingame. The church is petitioning for a separate amendment in order to permit a childcare center and school, a retail

bookstore, coffee shop, an office for counseling services, as well as a gallery and rental hall.



Jehovah Shalom church

It should be noted that the petitioners expect that the components of their operations will exceed the 10% that is permitted as accessory retail and commercial operations to their principal uses, therefore are requesting this amendment. Lastly, CPC staff is joining the petitioners and initiating the rezoning of all parcels shown in the map that are not under the ownership of the primary petitioner's. Again, this is being done in order to retain zoning consistency.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: R2 & R5; residential homes and vacant land

East: John C. Lodge Fwy.

South: R1, R2 & B4; residential homes & vacant land

West: B4; auto repair shops

PLANNING CONSIDERATIONS

Master Plan Consistency

The subject rezoning site is located within the Durfee area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows Low/Medium Density Residential (RLM) and Neighborhood Commercial (CN).

The Planning and Development Department (P&DD) provided a letter confirming that **the proposed rezoning is generally consistent** with the Master Plan because it is under

approximately five acres and doesn't impact the surrounding character of the neighborhood in a significant way.

Parking

During the public hearing, there were Commissioners that asked questions about where parking will be located. Generally, parking considerations are taken up once a proposal is submitted to BSEED. Once BSEED determines the specific uses that are being proposed, they assess what the parking requirement is for the site and the applicant must submit plans that indicate the required parking spaces. An applicant for permit may also seek a variance to reduce the required parking count, if necessary, by petitioning the Board of Zoning Appeals.

As it relates to the two sites, it should be noted that there is an ample amount of on-street parking surrounding both the 1551 Burlingame and the 1636 Lawrence Street sites. There are also additional opportunities for the creation of parking at the vacant lots adjacent to JSCGI that are owned by the Land Bank and may be potentially purchased and used for supportive parking. The DFC site is approximately four acres and if necessary, would be large enough to support the creation of on-site parking facilities as necessary. The City offers early analysis through the [Pre Plan Review](#) and site plan review processes to provide feedback on these matters once the petitioners are ready to pursue each specific permit.

PUBLIC HEARING RESULTS

On Thursday February 6, 2025, the CPC held the statutory public hearing on this matter. During the hearing, one person spoke at the hearing in support of Detroit Farm and Cider. A petition in support of this project from surrounding residents was submitted as well as a letter of support by Cass Community Social Services.

APPROVAL CRITERIA

Recommendations and decisions on a zoning map amendment shall be based on consideration of the below criteria. Staff comments are provided following each criteria:

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

The proposed amendment is meeting the changing conditions of how land is used in this area. Many of the parcels in question have gone underutilized. These proposals aim to bring some vitality to the neighborhood. The show of support from surrounding residents indicates that this community is supportive of the land being used more productively.

- 2) *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of the zoning code.*

According to the Planning and Development Department the proposed amendment is generally consistent with the MP.

- 3) *Whether the proposed amendment will protect the health, safety, and general welfare of the public.*

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 the farm and church plan to host. The new zoning district is being requested to facilitate commercial activity. 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 residential districts. Given the fact that the farm has hosted some of the proposed activities before shows that it can be done without disturbing the community. Now that DFC is coming through the proper channels for review and permitting, the City can help to make the project function legally which should enhance the safety and general welfare for the public. As it relates to the church site, the proposed commercial activities will be contained within the existing structure and should not cause any detriment to the public either.

- 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.*

The proposed activities will not have a negative impact on public facilities.

- 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 rezoning is not expected to have significant adverse impacts on the natural environment.

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

Staff does not expect that there will be any significant adverse impacts on other properties within proximity of the parcels to be rezoned. There seems to also be community support to indicate this as well.

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

The current residential zoning districts that are in place do not allow for all of the activities that are proposed for the two petitioners. The SD1 zoning district will allow for more commercial activities and align with the petitioners' requests. While the SD1 district was not necessarily meant to allow for productive agricultural projects, the SD1 district allows uses of a low/medium intensity, it permits commercial uses, and allows for urban farms of a certain scale. In the future, staff seeks to design better ways to address these types of creative projects as there is increased interest for them.

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

The proposed rezoning will **not** create an illegal spot zone. By the two petitioner's properties being rezoned and the CPC staff co-petitioning for the rezoning of additional Land Bank owned parcels, this alleviates the potential of a spot zone. Additionally, PDD has deemed this generally consistent with the MP.

CONCLUSION AND RECOMMENDATION

Based on the community support, the above analysis, and the goals of the two petitioners, the City Planning Commission **recommends approval** of this request at its March 20th meeting.

Respectfully submitted,

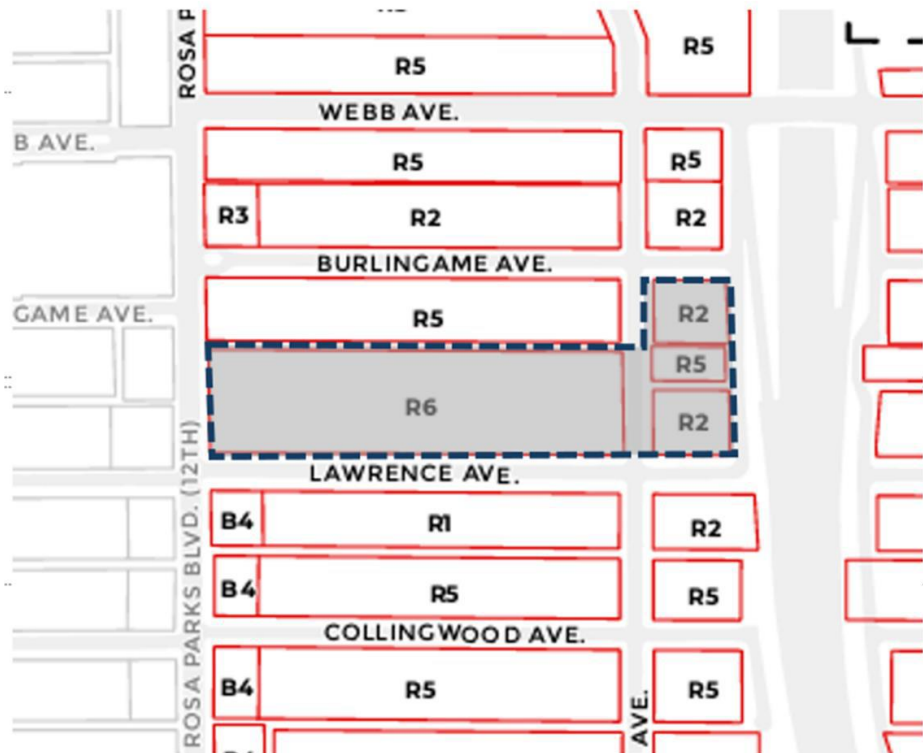
DONOVAN SMITH, CHAIRPERSON



Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Attachment: Ordinance
Support materials

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



SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-10, *District Map No. 9*, to revise the zoning classifications for seven parcels generally bound by Rosa Parks Boulevard, Burlingame Street, Woodrow Wilson Street, the John C. Lodge Freeway, the east/west alley first north of Lawrence Street, and Lawrence Street, commonly known as 11534 Woodrow Wilson Street, also 1534, 1540, 1550, 1636 Lawrence Street, and 1551, 1537 Burlingame Street from the existing R2 District (Two-Family Residential), R5 District (Medium Density Residential), and R6 District (High Density Residential) zoning classifications to the SD1 District (Special Development, Small-scale, Mixed-use) zoning classification.

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 50-17-10, *District Map No. 9*, to revise the
4 zoning classifications for seven parcels generally bound by Rosa Parks Boulevard, Burlingame
5 Street, Woodrow Wilson Street, the John C. Lodge Freeway, the east/west alley first north of
6 Lawrence Street, and Lawrence Street, commonly known as 11534 Woodrow Wilson Street, also
7 1534, 1540, 1550, 1636 Lawrence Street, and 1551, 1537 Burlingame Street, from the existing R2
8 District (Two-Family Residential), R5 District (Medium Density Residential), and R6 District
9 (High Density Residential) zoning classifications to the SD1 District (Special Development,
10 Small-scale, Mixed-use) zoning classification.

11 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**

12 **THAT:**

13 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by amending
14 Article XVII, Section 50-17-10 as follows:

15 **CHAPTER 50. ZONING**

16 **ARTICLE XVII. ZONING DISTRICT MAPS**

17 **Section 50-17-10. District Map No. 9**

18 For the properties located at 11534 Woodrow Wilson Avenue, also 1534, 1540, 1550,
19 1636 Lawrence Street, and 1551, 1537 Burlingame Street, described specifically as:

20 E WOODROW WILSON W 146.39 FT ON N LINE BG W 146.32 FT ON S LINE OF N
21 LYG E & ADJ WOODROW WILSON AVE 1/4 SEC 26, T T A T L425 P337 DEEDS, W C
22 R 6/188 67.90 X 146.36A;

1 N LAWRENCE E 30 FT 45 AND W 19.2 FT ON S LINE BG W 17.2 FT ON N LINE 44
2 LAWRENCE PARK SUB L28 P49 PLATS, W C R 6/123 49.2 IRREG;
3 N LAWRENCE E 30 FT 46 W 5 FT 45 LAWRENCE PARK SUB L28 P49 PLATS, W C R
4 6/123 35 X 129;
5 N LAWRENCE E 29.01 FT 48 47 W 5 FT 46 LAWRENCE PARK SUB L28 P49 PLATS,
6 W C R 6/123 69.01 X 129;
7 N LAWRENCE 73 THRU 51 W 10 FT 50 & VAC ALLEY IN REAR LAWRENCE PARK
8 SUB L28 P49 PLATS, W C R 6/123 W 824.56 FT OF S 56.90 FT N 1/4 SEC 26, T T A T-T
9 1 S R 11 E 6/188 814.53 X 205.90;
10 S BURLINGAME 53 & 52 E 51.28 FT 51 BRADWAYS JUDSON BURLINGAME #2 L29
11 P61 PLATS, W C R 6/173 131.28 X 126; and
12 S BURLINGAME W 13 FT ON N LINE BG W 18.1 FT ON S LINE 54JUDSON
13 BRADWAYS BURLINGAME AVE SUB NO 2 L29 P61 PLATS, W C R 6/173 13 IRREG
14 the existing R2 District (Two-Family Residential), R5 District (Medium Density Residential), and
15 R6 District (High Density Residential) zoning classifications are revised to the SD1 District
16 (Special Development, Small-scale, Mixed-use) zoning classifications.


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.

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

23

Approved as to Form:



Conrad L. Mallett
Corporation Counsel



Cass
Community
Social
Services

To Whom It May Concern:

I am writing to support the incredible work of Leandra King and the Detroit Farm. Her four acres are just south of the Cass campus on Lawrence Street. Many of our residents have visited the farm for activities, including children from the shelter and a group of adults with developmental disabilities. Beyond this, the Detroit Farm and Cider Mill regularly shares fresh fruit and vegetables with us to use in our kitchen and as part of our food distribution program. (We especially like the honey.)

Here are a few of the reasons I strongly recommend the operation to you:

- The farm is an educational treasure. Young and old visitors alike are reminded or introduced to growing food and eating healthy.
- It is a Black-owned farm and, thus, an inspiration to others who are considering starting their own businesses.
- It is an organic farm devoid of toxic chemicals.
- The farm is an environmental example of how to reduce our carbon footprint and reduce storm water runoff.
- Lastly, Leandra's farm allows children, youth and adults to spend time in nature.

We feel fortunate to have the Detroit Farm and Cider Mill as a neighbor. They are doing important work with limited resources except for their passion for urban farming.

Sincerely,

Rev. Faith Fowler
Executive Director
Cass Community Social Services