




City of Detroit  
Detroit City Council - District 4

## MEMORANDUM

DATE: February 11, 2026

TO: Marcell Todd, Director, City Planning Commission

FROM: Latisha Johnson  
District 4 Councilmember 

**SUBJECT: Request to down-zone 10631 Whittier St.**

Greetings,

The property at 10631 Whittier was formerly used as a bar and strip club but has been closed for some time. The new owners of the property at 10631 Whittier Street are planning to open as the Covergirls Strip Club. The property is currently zoned B4 in the 201-Commercial Improved land use class. We have confirmed with BSEED that the legal use for the property is Cabaret D (Strip club) and it currently has a certificate of compliance that was issued this year, so the new owner is able to open the building back up as an adults-only sexually-oriented business.

We have heard opposition to this business use on the Whittier corridor, however, as it is adjacent to a residential neighborhood and in close proximity to several sensitive institutions such as a church and elementary school. The neighborhood is also actively engaged in the Denby/Whittier Neighborhood Framework Study, and this land use is not in alignment with the walkable, safe commercial corridor residents and the city are working together to create.

Please look into and share options for changing the zoning and/or land use designations for this property.

If you have any questions, please contact Erin Stanley, Policy Analyst, at 313-224-1533. Thank you!