

City of Detroit

Donovan Smith, AICP
Chairperson
Rachel M. Udabe
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.

February 2, 2026

HONORABLE CITY COUNCIL

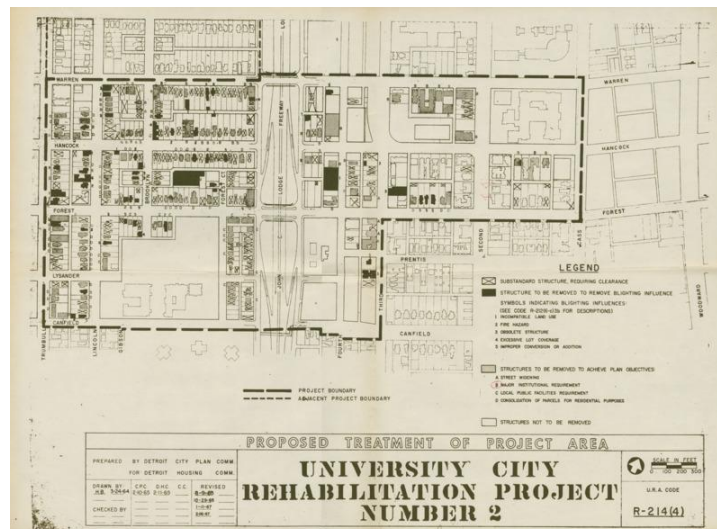
RE: The request of the Detroit Land Bank Authority in conjunction with the Detroit City Planning Commission as co-petitioner to rezone the properties located at 4838 and 4830 Trumbull from a PD (Planned Development) to an R5 (Medium Density Residential) zoning classification and to rezone the properties located at 4814 Trumbull and 4827 Lincoln from a PD to an SD1 (Special Development District Small Scale, Mixed Use) zoning classification. **(RECOMMEND APPROVAL – ORDINANCE INCLUDED TO SET A PUBLIC HEARING)**

The City Planning Commission (CPC) has received a request from the Detroit Land Bank Authority (DLBA) in conjunction with the CPC as co-petitioner to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning. The DLBA is requesting to rezone 4814 Trumbull and 4827 Lincoln from PD to SD1 and 4830 Trumbull from PD to R5; in addition, the CPC is proposing to rezone 4838 Trumbull from PD to R5. The subject properties are generally bound by a north/south alley to the east, West Warren Street to the north, Trumbull Street to the west, and West Forest Avenue to the south. In general, the request is being made by the DLBA to remove the dormant PD in order to more easily market the properties for future mixed-use development and to make the zoning consistent with existing development.

BACKGROUND AND REQUEST

Urban Renewal Area

The subject site is located within the former University City Rehabilitation No. 2 (University City 2) urban renewal area.



Initial University City 2 project map circa 1967.

The parcels located at 4838, 4814, and 4830 Trumbull and 4827 Lincoln were originally part of "Parcel 3" within the University City 2 development plan. Parcel 3 was intended to provide mixed-use residential land, including a community center and housing units. While part of Parcel 3 was developed where present-day Freedom House is located, the remaining Trumbull and Lincoln parcels were never developed. Under the existing PD zoning, the parcels are restricted to the original Planned Development uses (Parcel 3 of the original PD specifies it shall be used for a community center and between 400-600 residential units via townhouses, garden apartments, and mid- and high-rise structures for University City), which limits new community uses and development opportunities. As a result, they have remained vacant for over 50 years.

Past Zoning

Prior to their rezoning to PD in 1973, the parcels at 4838, 4814, and 4830 Trumbull and 4827 Lincoln, as well as nearby lots underwent several zoning changes. From 1940 to 1964, the area was zoned RM (Multi-Family Residential); between 1965 and 1972, the parcels were zoned B4 (General Business) and R3 (Low-Density Residential). In 1973, the zoning was changed to R5 and PD to align with the anticipated development of University City 2.

Parcel Background Info

Citadel of Faith (CoF) presently owns and operates a church at 4846 Trumbull just north of the subject rezoning; the church is presently zoned R5. The present-day CoF property was formerly St. Dominic's Catholic Church. In 2012, CoF acquired the property from the Archdiocese of Detroit. St. Dominic's operated at the location from 1926 until it closed in 2005.

CoF owns and uses a parking lot at 4838 Trumbull just south of the church which is presently zoned PD. In addition, part of the church parking lot encroaches onto 4830 Trumbull which is zoned PD and owned by the DLBA. The DLBA has decided not to include 4830 Trumbull as part of this redevelopment effort, but to instead sell this land to CoF. As a result, the DLBA initiated a lot split in the summer of 2025 to separate 4830 Trumbull from the initiative. The subject rezoning request is to rezone 4830 and 4838 Trumbull from PD to R5 to match the church zoning and to reflect the existing church parking lot.

The DLBA has assembled the 11 lots (outlined in green on the map below) into one parcel, 4814 Trumbull, to be rezoned from PD to SD1. In addition, vacant land at 4827 Lincoln (outlined in blue box on map below) is owned by the DLBA and is proposed to be rezoned from PD to SD1.



Parcels

Proposal

The proposed rezoning is intended to allow the DLBA to pursue the development of small-scale, pedestrian- and transit-oriented mixed-use affordable housing through a formal RFP process. This process will be facilitated by both the DLBA and the City of Detroit’s Housing and Revitalization Department (HRD).

Additionally, the rezoning would permit CoF to continue utilizing an existing parking lot for church-related parking; a use not currently supported under the existing PD zoning. The amendment is necessary because either the current PD classification would need to be amended to accommodate the proposed residential development and CoF’s ongoing parking use or rezoned.



Existing site as viewed from the corner of Trumbull and W. Hancock (looking northeast).



Existing site as viewed from an aerial perspective.

The CPC is serving as a co-petitioner for the rezoning by adding one parcel located at 4838 Trumbull which is owned by CoF.

CoF Response

CoF was notified about the proposed rezoning and the public hearing scheduled for June 26, 2025, and in response, CoF gave verbal support regarding the rezoning of their property. CoF recognizes that in order to utilize both their parcel and the adjacent Land Bank-owned lots, rezoning is necessary due to the current PD designation.

CoF indicates it has tried to purchase the parcels from the DLBA three times since 2018. The DLBA has denied the purchase requests because the adjacent Land Bank-owned parcels at 4814 Trumbull and 4827 Lincoln were not available for sale. The DLBA's internal review team have determined the properties are of market value and should go through an RFP process for future mixed use and affordable housing development.

COMMUNITY OUTREACH AND PUBLIC HEARING RESULTS

On June 26, 2025, the City Planning Commission held a public hearing regarding the petitioner's request. Prior to the hearing, the DLBA conducted various forms of community engagement. Informational flyers about the proposed rezoning were strategically distributed across the surrounding Woodbridge neighborhood.

In March 2025, the DLBA staff presented to the Woodbridge Citizens' Council to discuss the proposed rezoning and its goals for the future use of the currently vacant parcels. The primary concerns raised during the information session centered on parking. However, it was explained at this stage, parking and design-related questions would be addressed during the RFP process. Despite these limitations, participants generally responded favorably to the proposal, particularly because it seeks to resolve concerns around long-term vacancy, an issue constrained by the current PD zoning.

Additionally, on June 23, 2025, a letter of concern was submitted to CPC staff, echoing parking concerns. The letter highlighted the limited parking space along Trumbull Avenue and noted that parking issues worsen during events at CoF Church.

CoF Concerns

Further engagement was conducted with CoF. CPC and DLBA staff met with CoF leadership to discuss the rezoning of both their lot and adjacent Land Bank-owned parcels. CoF expressed interest in eventually selling all of their properties and noted that they have maintained not only their lot since 2012, but also the neighboring Land Bank parcels specifically 4814 Trumbull and 4827 Lincoln.

The DLBA confirmed that the City of Detroit is contracted to perform five "rough cuts" (basic maintenance) annually on all Land Bank-owned properties. Outside of those five service visits, CoF may have assisted with additional maintenance. As a result of this ongoing care, CoF has stated they believe they have a claim to ownership of the 4814 Trumbull and 4827 Lincoln parcels under adverse possession. However, under Michigan State law, it appears CoF does not meet the legal requirements to claim ownership through adverse possession due to the following:

- The 15-year continuous possession requirement has not been met;
- Use of the land has not been exclusive or clearly defined as ownership;
- Possession must be visible, uninterrupted, and treated openly as one's own property for the entire 15-year period;
- Physical indicators such as fencing or structures that demonstrate exclusive use are lacking; and
- Adverse possession cannot be claimed against government entities.

Regarding selling their property, CoF acknowledges that rezoning their PD-zoned parcel to R5 is necessary to avoid complications related to mixed zoning classifications, which would otherwise hinder future development. As such, they are in support of the rezoning for their own parcel.

However, CoF has expressed conflicting views regarding the rezoning of the adjacent parcels at 4814 Trumbull and 4827 Lincoln. While they recognize that rezoning is required, they are reluctant to express support for DLBA owned parcels, as they hope to eventually acquire the parcels. Their position appears to be that, if the parcels are not rezoned, they may have a better chance of taking possession and including them in a future adverse possession case.

On June 12, 2025, at a community meeting hosted by the Woodbridge Citizens' Council, CPC staff provided an update on the public hearing scheduled for June 26, 2025. CoF leadership, including Pastor Harvey Carey, were present and introduced themselves to community members. Pastor Carey reiterated CoF's history of maintenance and use of the parcels but did not at the time indicate any intent to sell CoF's property. CoF leadership also stated that community members affiliated with the church would likely speak in support of their interests regarding the Land Bank parcels.

Public Hearing Results

On June 26, 2025, the CPC held a public hearing on the rezoning request. At the hearing, 7 individuals spoke in opposition to the proposed rezoning. Many of their concerns were centered around CoF and their desire for the church to acquire ownership of the proposed lots. Additionally, some commenters expressed reservations about future affordable development, questioning how it aligns with the vision and character of their neighborhood.

During the hearing, the Commission asked for further engagement with the community specific to CoF's concerns prior to the item reappearing. *The DLBA agreed to further their engagement with the community.*

Currently the proposed rezoning has received a total of 15 letters of support: 14 from community members and 1 from a local nonprofit, Woodbridge Neighborhood Development. One letter of concern from a community member has been submitted.

Since the CPC's vote on July 31, 2025, the DLBA has been in contact and engaged with the offices of Council Member Santiago-Romero and the Department of Neighborhoods District 6 Manager Eva Torres. Currently, both offices are satisfied with the amount of engagement the DLBA has conducted and did not provide further feedback to DLBA representatives regarding the rezoning.

CoF Follow-up

On July 11, 2025, the DLBA staff met with CoF leadership to discuss the future of the lots below:

- 4830 Trumbull (DLBA owned portion of parking lot)
- 4827 Lincoln (parcel immediately behind the parking lot)

The DLBA expressed a willingness to sell these parcels to CoF and provided contact information for their Disposition team to CoF leadership. On July 23, 2025, CoF was given the link to apply for 4827 Lincoln by the DLBA. The DLBA also informed CoF that the parcel their parking lot encroaches on would be split off from the proposal, and they could then apply to purchase that one parcel. In addition, CoF was told they were welcome to apply for the entire Trumbull lot when the RFP is released. Additionally, during the meeting, CoF leadership reiterated their intent to pursue an adverse possession claim against the Land Bank to acquire all lots currently proposed for rezoning. The Land Bank's legal team clarified that, under Michigan law, governmental entities are not subject to adverse possession.

As of the writing of this report, CoF has not applied to the DLBA for any available parcels. In its September communications with CoF, the DLBA outlined the following:

- 4827 Lincoln remains available for purchase, as it was excluded from the parcel combination; CoF may apply at any time.

- 4830 Trumbull (parking lot parcel) has been split off and is available for purchase.
- Remaining parcels will be posted through an RFP process in partnership with the City of Detroit - HRD, anticipated in April 2026 pending the proposed rezoning. While CoF may apply, eligibility will require meeting the RFP's criteria, which are expected to focus on mixed-use housing development.

In its October communications, the DLBA conducted the following activities:

- The DLBA met with and presented to CoF's executive team on October 6th regarding the proposed rezoning and project goals regarding the pending RFP.
- Reiterated their September communications regarding purchasing options for DLBA owned parcels.

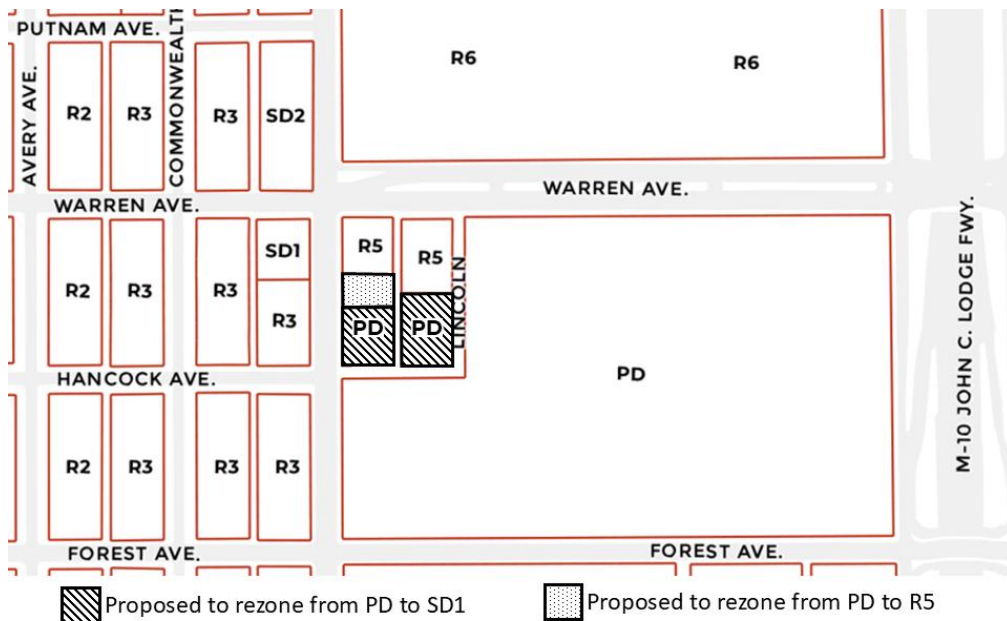
During the October 6th meeting between CoF leadership and the DLBA, CoF reaffirmed its intent to pursue the acquisition of all identified parcels. While a formal application has not yet been submitted, CoF indicated plans to initiate the application process for 4830 Trumbull and 4827 Lincoln, with a separate application to be submitted for 4814 Trumbull once it becomes available for sale. It should be noted that the 4814 parcel, which is pending rezoning, will be subject to the forthcoming RFP being developed by HRD and the DLBA for mixed-use affordable housing development.

SURROUNDING ZONING AND LAND USE

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

- North: R5; developed as a religious institution
- East: PD; developed as multi-family residential
- South: PD; developed as multi-family residential
- West: R3 and SD1; developed as single-family and two-family homes and vacant land

As shown on the zoning map below, parcels in the subject area are mostly zoned R3 (Low Density Residential), R5, and SD2 (Special Development District, Mixed-Use). The parcels located to the north of the subject parcel are R5, while a stretch of R3, SD1, and SD2 can be found along Trumbull. The surrounding area is primarily business and residential.



CONCLUSIONS

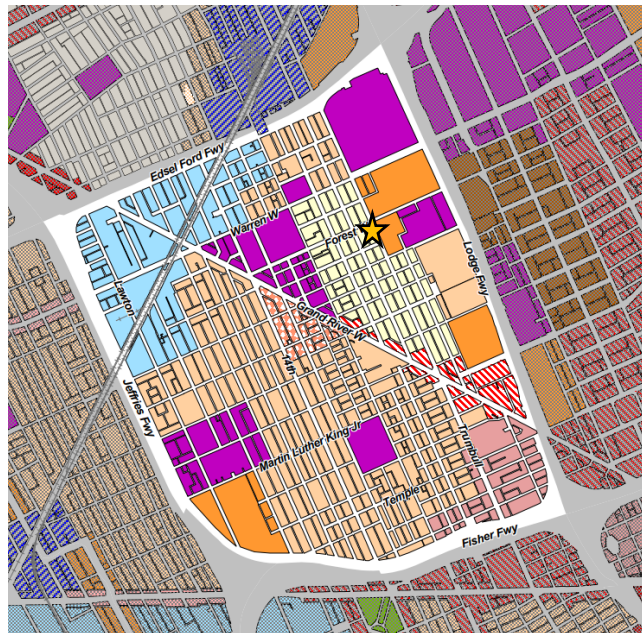
Zoning Ordinance Criteria

Section 50-3-70 of the Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. The following are the relevant criteria with CPC 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 "Medium Density Residential." The rezoning to an SD1 classification aligns with this designation, allowing for residential, business and commercial uses suited to the area.
- *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 surrounding area is largely low-density residential development with some commercial uses. The proposed rezonings would allow the subject property to be redeveloped via RFP by the DLBA without the PD restrictions.
- *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 rezoning will not be introducing an incompatible or disruptive land use.

Master Plan Consistency

The proposed rezoning site is designated as *Medium Density Residential* in the current Master Plan, as seen on the map below. The Planning and Development Department (P&DD) provided a Master Plan Interpretation, stating that the rezoning is **generally consistent** with the Master Plan.



Future Land Use -

 Low Density Residential	 Light Industrial
 Low-Medium Density Residential	 Distribution/Port Industrial
 Medium Density Residential	 Mixed - Residential/Commercial
 High Density Residential	 Mixed - Residential/Industrial
 Major Commercial	 Mixed - Town Center
 Retail Center	 Recreation
 Neighborhood Commercial	 Regional Park
 Thoroughfare Commercial	 Private Marina
 Special Commercial	 Airport
 General Industrial	 Cemetery
	 Institutional

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 July 31, 2025, 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-Lara, City Planner

Attachments: Public Hearing Notice
Updated Zoning Map 5
Proposed Ordinance
P&DD Master Plan Interpretation
Letters of Support
Letter of Concern
Lot Combination Confirmation
Lot Split Confirmation
DLBA Community Rezoning Flyer

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

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

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, June 26, 2025, AT 5:15 PM

The hearing is to consider the request of the Detroit Land Bank Authority in conjunction with the Detroit City Planning Commission to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R5 (Medium Density Residential) zoning classification where a PD (Planned Development) zoning classification is shown at 4838 Trumbull, and to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where a PD (Planned Development) zoning classification is shown at 4830 Trumbull and 4827 Lincoln. The subject properties are generally bound by an alley to the east, West Warren Street to the north, Trumbull Street to the west, and West Forest Avenue to the south. The proposed rezoning is indicated as the shaded area on the accompanying map. The proposed map amendment is being requested to allow the Detroit Land Bank Authority to pursue small-scale, pedestrian and transit-oriented mixed-use development that is compatible with the surrounding neighborhood. In addition, the amendment would permit Citadel of Faith to continue using their existing parking lot for parish-related parking. The current PD zoning classification does not support these types of uses within this district.

PD – Planned Development

The PD district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

R5– Medium Density Residential

This district is intended to accommodate a range of residential developments, from single-family detached homes to medium-density multifamily dwellings. The district primarily supports rental apartment buildings while allowing certain non-residential uses that can be appropriately integrated into the community.

SD1– Special Development District, Small-Scale, Mixed-Use

The SD1 Special Development District encourages small-scale, pedestrian- and transit-oriented uses that complement a neighborhood setting. It aims to balance diverse, walkable activities for residents while preserving neighborhood character. Parking requirements are reduced to promote transit and non-motorized transportation, with shared and district-wide parking approaches encouraged. Certain alcohol-serving establishments are permitted without spacing requirements to boost pedestrian activity.

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 PD to R5 and SD1



46	7	8
46	5	6
44	3	4



05 (7/31/2025 rev)

05

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-6, *District Map No. 5*, to revise the zoning classification for four parcels commonly identified as 4814, 4830, and 4838 Trumbull, as well as 4827 Lincoln, generally bounded by West Warren Avenue to the north, Lincoln Street to the east, West Forest Avenue to the south, and Trumbull Street to the west, from the PD Planned Development District zoning classification to a combination of the R5 Medium Density Residential District and SD1 Special Development District, Small-Scale, Mixed-Use zoning classifications, and to repeal any existing regulations for development for the portion of the existing PD zoning district subject to such rezoning.

1 4838 Trumbull Street: E TRUMBULL N 32 FT 15 S 6 FT 14 EDDYS SUB L10 P39
2 PLATS, W C R 6/142 38 X 124

3 the existing PD Planned Development District zoning classification is revised to the R5 Medium
4 Density Residential District zoning classification and the regulations for development associated
5 with the existing PD Planned Development zoning district are repealed.

6 (b) For the properties commonly identified as 4814 Trumbull Street and 4827 Lincoln
7 Street, described more specifically as:

8 4814 Trumbull Street: E TRUMBULL 210 THRU 213 S 38.26 FT 214 S 38.26 FT 209 &
9 VAC ALLEY ADJ N HALF VAC HANCOCK ADJ HODGES BROS SUB L1 P308
10 PLATS, W C R 6/53 173.26 X 301

11 4827 Lincoln Street: W LINCOLN 208 N 11.74 FT 209 HODGES BROS SUB L1 P308
12 PLATS, W C R 6/53 38.26 X 124

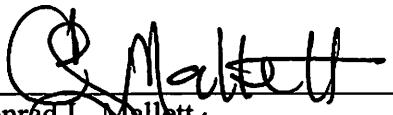
13 the existing PD Planned Development District zoning classification is revised to the SD1 Special
14 Development District, Small-Scale, Mixed-Use zoning classification and the regulations for
15 development associated with the existing PD Planned Development zoning district are repealed.

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

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

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

Approved as to Form:



Conrad L. Mallett
Corporation Counsel

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

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, June 26, 2025, AT 5:15 PM

The hearing is to consider the request of the Detroit Land Bank Authority in conjunction with the Detroit City Planning Commission to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R5 (Medium Density Residential) zoning classification where a PD (Planned Development) zoning classification is shown at 4838 Trumbull, and to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where a PD (Planned Development) zoning classification is shown at 4830 Trumbull and 4827 Lincoln. The subject properties are generally bound by an alley to the east, West Warren Street to the north, Trumbull Street to the west, and West Forest Avenue to the south. The proposed rezoning is indicated as the shaded area on the accompanying map. The proposed map amendment is being requested to allow the Detroit Land Bank Authority to pursue small-scale, pedestrian and transit-oriented mixed-use development that is compatible with the surrounding neighborhood. In addition, the amendment would permit Citadel of Faith to continue using their existing parking lot for parish-related parking. The current PD zoning classification does not support these types of uses within this district.

PD – Planned Development

The PD district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

R5– Medium Density Residential

This district is intended to accommodate a range of residential developments, from single-family detached homes to medium-density multifamily dwellings. The district primarily supports rental apartment buildings while allowing certain non-residential uses that can be appropriately integrated into the community.

SD1– Special Development District, Small-Scale, Mixed-Use

The SD1 Special Development District encourages small-scale, pedestrian- and transit-oriented uses that complement a neighborhood setting. It aims to balance diverse, walkable activities for residents while preserving neighborhood character. Parking requirements are reduced to promote transit and non-motorized transportation, with shared and district-wide parking approaches encouraged. Certain alcohol-serving establishments are permitted without spacing requirements to boost pedestrian activity.

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 PD to R5 and SD1



July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Jones". The signature is fluid and cursive, with a large initial "E" and "J".

Woodbridge Resident

Eric Jones

July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

LINDA DARGA
Linda Darga

Woodbridge Resident

July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,


I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

MARJORIE WICKMAN


Woodbridge Resident

July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

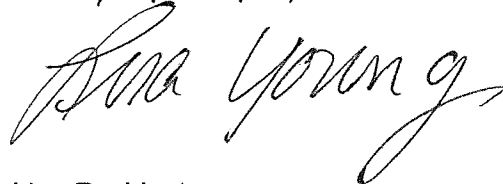
I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely, *LISA YOUNG*

A handwritten signature in black ink that reads "Lisa Young". The signature is written in a cursive style with a large, sweeping "L" and "Y".

Woodbridge Resident



Trumbull Rezoning Lette...

July 12, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226



Edit with the Docs app

Make tweaks, leave comments, and share with others to edit at the same time.

NO THANKS

GET THE APP

development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

Nick Switzer

Woodbridge
Resident

July 12, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

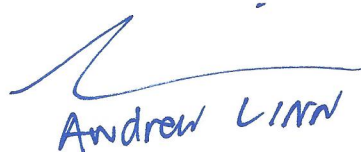
I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,



Andrew Linn

Woodbridge Resident

July 12, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

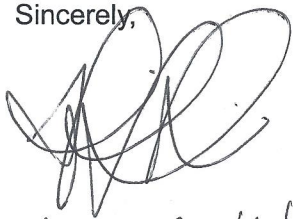
I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,



Alison Piech Liua,

Woodbridge Resident



Monday, July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Re: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

On behalf of Woodbridge Neighborhood Development, I am writing to express our support for the proposed rezoning of 4830 Trumbull Street in the Woodbridge neighborhood from PD to SD-1. This change is an important step toward facilitating development of mixed-use, mixed-income multifamily housing on the site.

Detroit Land Bank Authority, the owner of the property, has engaged the community by participating in Woodbridge Citizens' Council meetings. They also committed to remaining engaged with the neighborhood throughout the zoning approval process and during the future RFP and development phases. Their early outreach and commitment to ongoing dialogue are encouraging signs that community voices will continue to shape the direction of a project at this site.

Woodbridge Neighborhood Development Corporation is the nonprofit community development organization serving the Woodbridge neighborhood, actively involved in neighborhood planning and development efforts. Our support for the proposed rezoning stems from the neighborhood's need for more and diverse housing options plus associated community-serving businesses and amenities for current and future residents. Historically, the zoning of this site has supported residential density and/or commercial uses, making the SD-1 designation consistent with longstanding planning vision for the area.

While we support the proposed rezoning, our support does not automatically extend to any future development proposal. We expect that both the Land

Bank and the Housing and Revitalization Department will continue to meaningfully engage WND and Woodbridge neighbors to ensure any proposed project aligns with the Woodbridge Neighborhood Development and Design Guidelines and reflects the character and needs of our community.

We believe that a well-designed development at this site can meet critical housing needs while enhancing the vitality of the Trumbull corridor. We respectfully urge the City Planning Commission to approve this rezoning request as a step toward a thoughtful and community-driven future for 4830 Trumbull.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jai B. Singletary". The signature is fluid and cursive, with the first name "Jai" being the most prominent.

Jai Singletary
Executive Director
singletary@woodbridgendc.org

July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

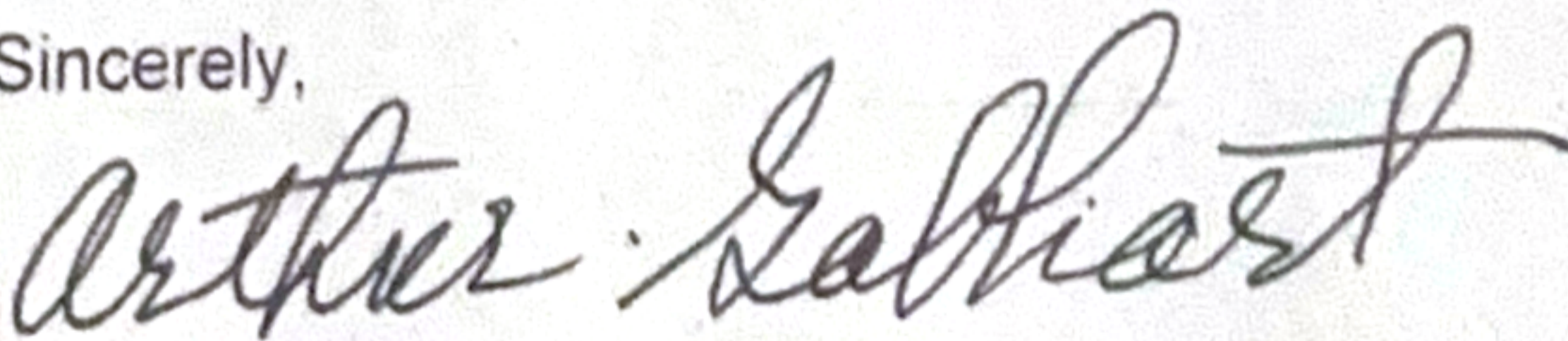
I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

A handwritten signature in cursive script that reads "Arthur Gabbard". The signature is written in dark ink and is positioned below the word "Sincerely,".

4818 Commonwealth St
Detroit, MI 48208

Woodbridge Resident

July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

Woodbridge Resident

apendoma

July 9, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

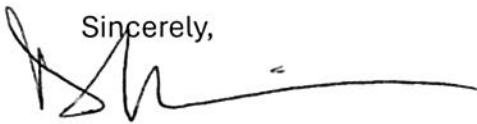
I am writing to express my support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deanna Kaprelian', with a long horizontal flourish extending to the right.

Deanna Kaprelian
Woodbridge Resident

July 8, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

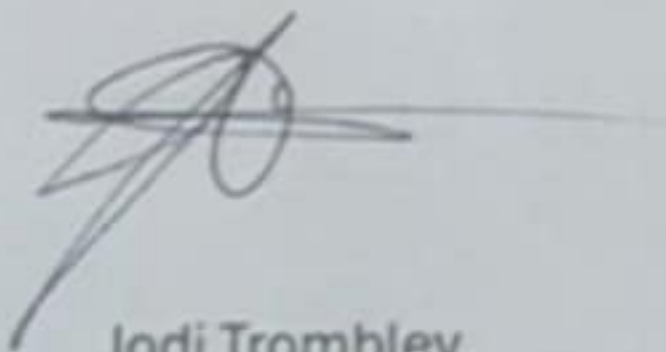
I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jodi Trombley', with a long horizontal line extending to the right.

Jodi Trombley

Woodbridge Resident

July 9, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

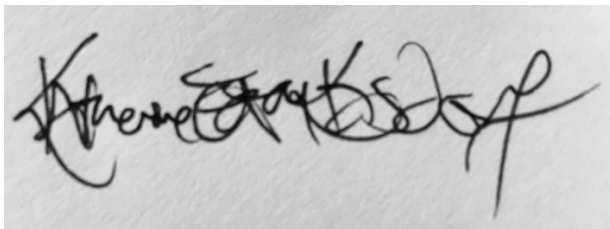
I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood, to the SD1 category. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income, multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

A handwritten signature in black ink on a light-colored background. The signature is cursive and appears to read "Katherine E. Kasdorf".

Katherine E. Kasdorf
4304 Trumbull St. Unit 4
Detroit, MI. 48208

August 6, 2025

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,


I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Council to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,



Woodbridge Resident

Larry John

August 12, 2025

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Council,

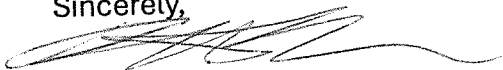
I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Council to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,



M. LINCOLN RUSSELL

Woodbridge Resident

4304 Avery

July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,



Woodbridge Resident

Eric Jones

July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

LINDA DARGA
Linda Darga

Woodbridge Resident

July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,


I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

MARJORIE WICKMAN


Woodbridge Resident

July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

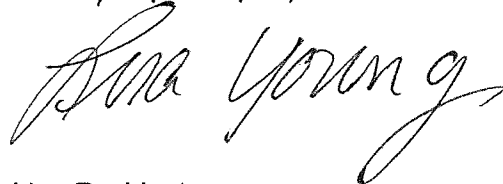
I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely, *LISA YOUNG*

A handwritten signature in black ink that reads "Lisa Young". The signature is written in a cursive style with a large, sweeping "L" and "Y".

Woodbridge Resident

July 12, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

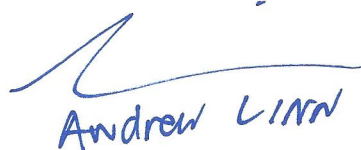
I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,



Andrew Linn

Woodbridge Resident

July 12, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

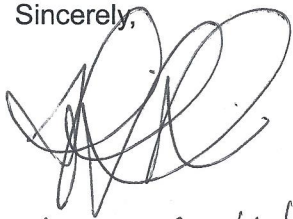
I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Alison Piech Liua". The signature is stylized and somewhat cursive.

Alison Piech Liua,

Woodbridge Resident

FW: [EXTERNAL] Re: Proposed Zoning changes to 4838/4830 Trumbull & 4827 Lincoln

From CPC Mailbox <CPC@detroitmi.gov>

Date Mon 6/23/2025 9:34 AM

To Dolores Perales <Dolores.Perales@detroitmi.gov>; Christopher Gulock <gulockc@detroitmi.gov>

From: Keith Treanor <keithjt@gmail.com>

Sent: Sunday, June 22, 2025 5:57 PM

To: CPC Mailbox <CPC@detroitmi.gov>

Subject: [EXTERNAL] Re: Proposed Zoning changes to 4838/4830 Trumbull & 4827 Lincoln

City Planning Commision:

I am writing regarding the proposed zoning changes to **4838 Trumbull, 4830 Trumbull, and 4827 Lincoln.**

I strongly object to these zoning changes due to an already insufficient amount of parking on Trumbull that will only get worse with the changes. This part of Trumbull has many multi-unit historic homes on one side of the street that do not have driveways or parking. Everyone is forced to park on the street. Not only that, the apartment buildings located on the side street Hancock also do not have private parking and the tenants are forced to park on Trumbull. My house is one only 2 on the entire street that actually has a driveway (with very limited parking in the back yard). As it is, my driveway is blocked EVERY DAY by neighbors because they can't find street parking. The residents of this street have a hard enough time finding parking. When the residents of the street have guests over, it is impossible to find parking.

And whenever there are events at the Citadel of Faith Church which has very limited parking in its lot, those vehicles exacerbate the problem.

Any proposed development **MUST** include more than a 1:1 parking ratio which is probably unlikely given the small size of property in question.

For these reasons, **THE CITY MUST DENY THE ZONING CHANGES.**

Sincerely,

Keith Treanor
4751 Trumbull



OFFICE OF THE CHIEF FINANCIAL OFFICER
Office of the Assessor

COLEMAN A. YOUNG MUNICIPAL CENTER

2 Woodward Avenue, Suite 828 * Detroit, Michigan 48226

Phone: 313•224•3024

Website: www.detroitmi.gov

Email: AssessorsLandRecordsMaintenance@detroitmi.gov

Thursday, April 24, 2025

Dear Taxpayer;

This notice is to inform you that changes have been made to your parcel. The Office of the Assessor - Land Records Maintenance Section received a petition for parcel(s) modification.

The result of the modification has added new parcel(s) identification(s) and assessment(s) to **next year's tax roll**.
Please note: current year taxes MUST BE PAID TIMELY on retiring parcels to avoid issues with foreclosure.

Your parcel modification may result in a change of your impervious surface area for the drainage charge (stormwater fee). To ensure you are being billed accurately, **please contact the Detroit Water and Sewerage Department as soon as feasible at 313-267-8000** to discuss your parcel(s)

Please see table below for list of retired and active parcels resulting from the modification.

PARCEL	ADDRESS	STATUS	LEGAL DESCRIPTION
06005958-76	4830 TRUMBULL	ACTIVE	E TRUMBULL S 3 FT 15 EDDYS SUB L10 P39 PLATS, W C R 6/142 215 THRU 210 S 38.26 FT 209 & VAC ALLEY ADJ HODGES BROS SUB L1 P308 PLATS, W C R 6/53 189.52 IRREG
06005976.	4830 TRUMBULL	RETIRED	E TRUMBULL N 11.74 FT OF 214 215 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 S 3 FT 15 EDDYS SUB L10 P39 PLATS, W C R 6/142 41.74 X 124
06005975.	4822 TRUMBULL	RETIRED	E TRUMBULL N 6 FT 213 S 38.26 FT 214 HODGE BROS SUB L1 P308 PLATS, W C R 6/53 44.26 X 124
06005974.	4814 TRUMBULL	RETIRED	E TRUMBULL S 44 FT 213 HODGE BROS SUB L1 P308 PLATS, W C R 6/53 44 X 124
06005973.	4808 TRUMBULL	RETIRED	E TRUMBULL N 16.68 FT OF W 67.37 FT OF 212 ALSO S 2 FT OF N 18.68 FT OF W 37.21 FT OF 212 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 18.68 IRREG
06005958-72	4806 TRUMBULL	RETIRED	E TRUMBULL S 33.32 FT OF W 59.37 FT OF 212 EXC S 2 FT OF N 18.68 FT OF W 37.21 FT & EXC E 7.13 FT OF W 50.03 FT OF S 21.67 FT & EXC E 9.34 FT OF W 59.37 FT OF S 26.08 FT HODGES BROS SUB L1 P308 PLATS, W C R 6/53 31.32 IRREG
06001207.001	1440 W HANCOCK	RETIRED	N HANCOCK E 7.13 FT OF W 50.03 FT OF S 21.67 FT 212 E 9.34 FT OF W 59.37 FT OF S 26.08 FT OF 212 E 8.00 FT OF W 67.37 FT OF S 33.32 FT OF 212 E 9.83 FT OF W 77.20 FT ON N LINE BG E 9.98 FT OF W 77.35 FT ON S LINE 212 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 34.45 IRREG
06001207.002	1436 W HANCOCK	RETIRED	N HANCOCK W 23.15 FT OF E 47.02 FT ON N LINE BG W 23.15 FT OF E 46.87 FT ON S LINE 212 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 23.15 X 50

If you have any questions, please visit or contact us.

Thank You.

Land Records Maintenance Section



OFFICE OF THE CHIEF FINANCIAL OFFICER
Office of the Assessor

COLEMAN A. YOUNG MUNICIPAL CENTER

2 Woodward Avenue, Suite 828 * Detroit, Michigan 48226

Phone: 313•224•3024

Website: www.detroitmi.gov

Email: AssessorsLandRecordsMaintenance@detroitmi.gov

06001207.003L	1430 W HANCOCK	RETIRED	N HANCOCK E 23.87 FT ON N LINE BG E 23.72 FT ON S LINE 212 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 23.72 IRREG
06005727.002L	4805 LINCOLN	RETIRED	W LINCOLN W 46 FT 211 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 50 X 46
06005727.001	1410 W HANCOCK	RETIRED	W LINCOLN E 78 FT 211 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 50 X 78
06005726.	4811 LINCOLN	RETIRED	W LINCOLN S 43.26 FT 210 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 43.26 X 124
06005725.	4817 LINCOLN	RETIRED	W LINCOLN S 38.26 FT 209 N 6.74 FT 210 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 45 X 124

If you have any questions, please visit or contact us.

Thank You.

Land Records Maintenance Section



DLBA Property Rezoning Notice

Dear Neighbor,

The Detroit Land Bank Authority (DLBA) is reaching out because we own the nearby properties at **4830 Trumbull**. This land is currently zoned for planned development district (PD), however we are seeking a rezoning to **Special Development District – Small Scale/ Mixed use (SD1)**. This rezoning will provide guidance for directing new development. For questions or concerns please contact (313) 974-6869. This rezoning request will be going before the City Planning Commission, and further information will be sent out by the City once this hearing has been scheduled.



Please direct any inquiries about this project to predev@detroitlandbank.org or call (313) 974-6869.

Detroit Land Bank Authority
500 Griswold Street, Suite 1200, Detroit, MI 48226
Main: 313-974-6869 | Email: predev@detroitlandbank.org



DLBA Property Rezoning Notice

The Detroit Land Bank Authority (DLBA) is reaching out because we own the nearby property at _____.

This land is currently zoned for planned development district (PD), however we are seeking a rezoning to _____. This rezoning will provide guidance for directing new development. For questions or concerns please contact (313) 974-6869. This rezoning request will be going before the City Planning Commission, and further information will be sent out by the City once this hearing has been scheduled.

Please direct any inquiries about this project to predev@detroitlandbank.org or call (313) 974-6869.



Detroit Land Bank Authority
500 Griswold Street
Suite 1200
Detroit, MI 48226



The Detroit Land Bank Authority (DLBA) is reaching out to provide public notice of intent to rezone the following:



OFFICE OF THE CHIEF FINANCIAL OFFICER
Office of the Assessor

COLEMAN A. YOUNG MUNICIPAL CENTER

2 Woodward Avenue, Suite 828 * Detroit, Michigan 48226

Phone: 313•224•3024 Website: www.detroitmi.gov
Email: AssessorsLandRecordsMaintenance@detroitmi.gov

Thursday, October 30, 2025

Dear Taxpayer;

This notice is to inform you that changes have been made to your parcel. The Office of the Assessor - Land Records Maintenance Section received a petition for parcel(s) modification.

The result of the modification has added new parcel(s) identification(s) and assessment(s) to **next year's tax roll.**
Please note: current year taxes MUST BE PAID TIMELY on retiring parcels to avoid issues with foreclosure.

Your parcel modification may result in a change of your impervious surface area for the drainage charge (stormwater fee). To ensure you are being billed accurately, **please contact the Detroit Water and Sewerage Department as soon as feasible at 313-267-8000** to discuss your parcel(s)

Please see table below for list of retired and active parcels resulting from the modification.

PARCEL	ADDRESS	STATUS	LEGAL DESCRIPTION
06005976.000	4830 TRUMBULL	ACTIVE	E TRUMBULL N 11.74 FT OF 214 215 AND HALF VAC ALLEY ADJ HODGES BROS SUB L1 P308 PLATS, W C R 6/53; S 3 FT 15 EDDYS SUB L10 P39 PLATS, W C R 6/142 41.74 IRREG
06005958-75	4814 TRUMBULL	ACTIVE	E TRUMBULL 210 THRU 213 S 38.26 FT 214 S 38.26 FT 209 & VAC ALLEY ADJ N HALF VAC HANCOCK ADJ HODGES BROS SUB L1 P308 PLATS, W C R 6/53 173.26 X 301
06005958-76	4830 TRUMBULL	RETIRED	E TRUMBULL S 3 FT 15 EDDYS SUB L10 P39 PLATS, W C R 6/142 215 THRU 210 S 38.26 FT 209 & VAC ALLEY ADJ HODGES BROS SUB L1 P308 PLATS, W C R 6/53 189.52 IRREG

If you have any questions, please visit or contact us.

Thank You.

Land Records Maintenance Section



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Mr. Marcell Todd, Director, City Planning Commission
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: June 25, 2025

RE: Master Plan of Policies review of the request of the Detroit Land Bank Authority in conjunction with the Detroit City Planning Commission to show an R5 zoning classification where a PD zoning classification is shown at 4838 Trumbull, and to show an SD1 zoning classification where a PD zoning classification is shown at 4830 Trumbull and 4827 Lincoln

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department (P&DD) submits the following review of the proposed rezoning. The proposed map amendment is at the request of the Detroit Land Bank Authority in conjunction with the Detroit City Planning Commission.

Location

There are three parcels in question, generally bound by an alley to the east, West Warren Street to the north, Trumbull Street to the west, and West Forest Avenue to the south and are located in the Wayne State neighborhood.

Existing Site Information

Two of the parcels are now vacant, while 4838 Trumbull contains a parking lot, and they total approximately 0.3 acres in size.

Surrounding Site Information

North: churches.

East: multifamily dwelling.

South: vacant land.

West: two-family and multi-family dwellings.

Project Proposal

The proposed map amendment is requested allow the Detroit Land Bank Authority to pursue small-scale, pedestrian and transit-oriented mixed-use development that is compatible with the surrounding neighborhood.

Interpretation

Impact on Surrounding Land Use

The SD1 zoning permits higher density residential and commercial development than the current PD plan permits, while the R5 permits similar density residential development with limited commercial development on a conditional basis. Some of these types of development can generate more vehicular traffic, and its attendant noise, than the currently permitted residential uses. New residential developments would likely be similar to what would have been permitted.

Impact on Transportation

Again, the rezoning may permit more traffic than the currently permitted residential use. Bus routes run on W. Warren Avenue to the north and Trumbull Street to the west, and there appears to be capacity on the two adjacent major streets for any increased traffic.

Master Plan Interpretation

The site is located in the Jeffries neighborhood and is designated **Medium Density Residential (RM)**. These districts "... should have an overall density of 16 to 24 dwelling units per net residential acre. The areas are often characterized by multi-unit apartment buildings with a common entrance and shared parking. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents' day-to-day needs." The R5 district is consistent with the RM designation. While the proposed SD1 zoning doesn't specifically align with the RM designation, it is **generally consistent**, as the small size of the rezoning doesn't change the overall character of the area and the Master Plan anticipates some limited-scale commercial development on residentially-designated sites.

Respectfully Submitted,



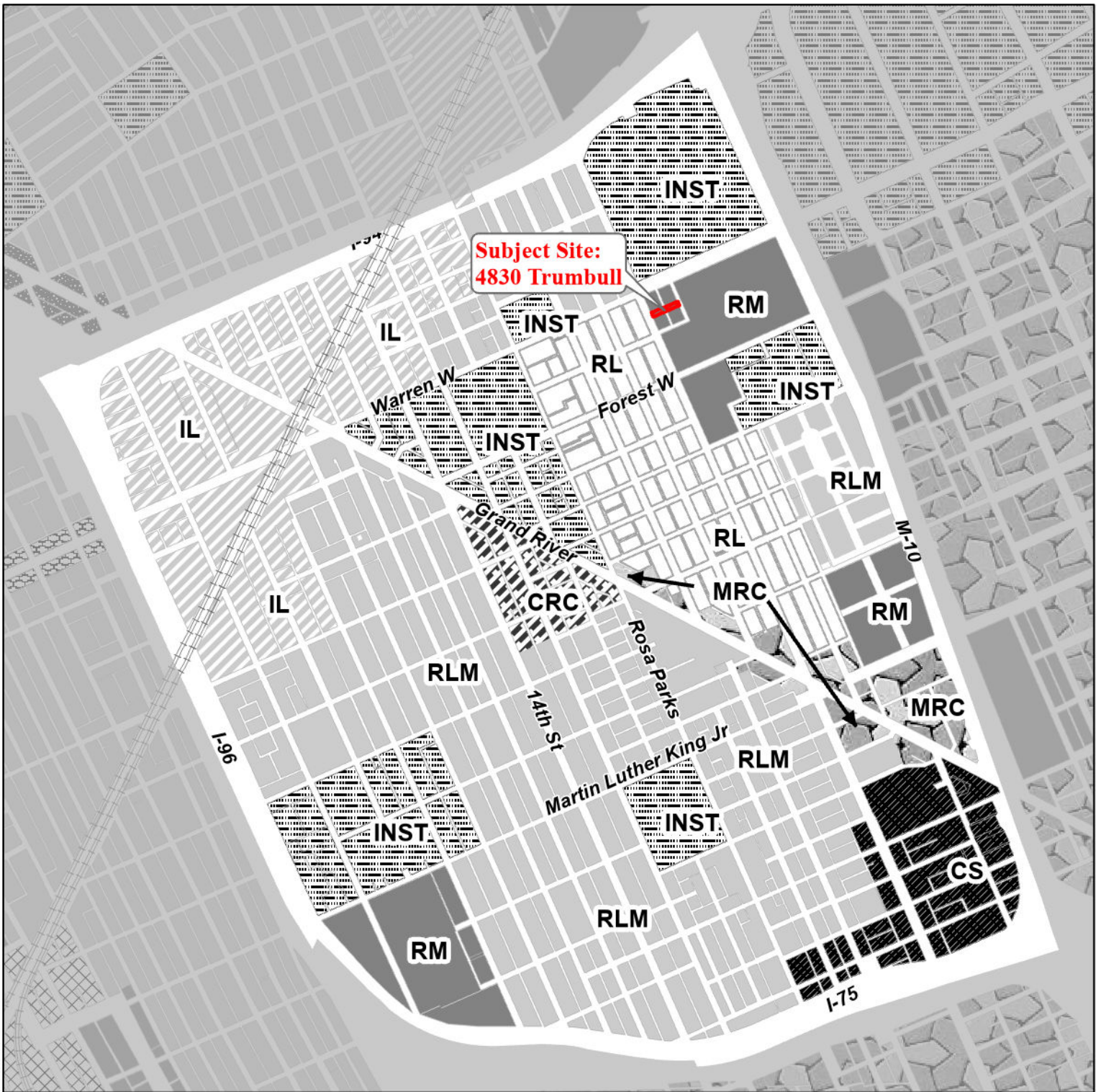
Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 4-3B, Neighborhood Cluster 4, Jeffries

CC: Karen Gage
Alexa Bush, Director



Map 4-3B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4
Jeffries



Future Land Use

- | | | |
|--|--|---------------------------|
| Low Density Residential (RL) | Thoroughfare Commercial (CT) | Mixed - Town Center (MTC) |
| Low / Medium Density Residential (RLM) | Special Commercial (CS) | Recreation (PRC) |
| Medium Density Residential (RM) | General Industrial (IG) | Regional Park (PR) |
| High Density Residential (RH) | Light Industrial (IL) | Private Marina (PRM) |
| Major Commercial (CM) | Distribution / Port Industrial (IDP) | Airport (AP) |
| Retail Center (CRC) | Mixed - Residential / Commercial (MRC) | Cemetery (CEM) |
| Neighborhood Commercial (CN) | Mixed - Residential / Industrial (MRI) | Institutional (INST) |



July 7, 2025

Detroit City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226

Subject: Support for Rezoning of 4830 Trumbull

Dear Members of the City Planning Commission,

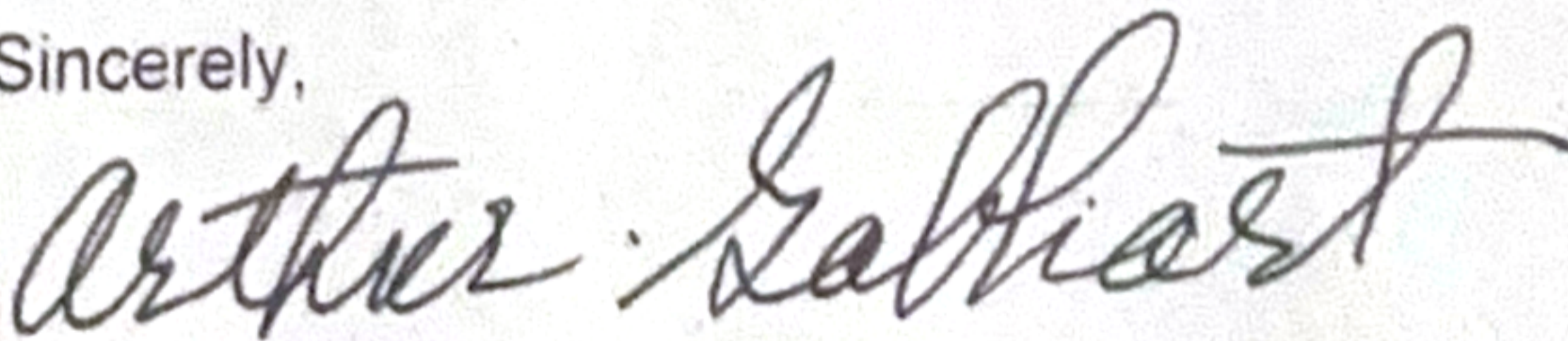
I am writing to express my strong support for the proposed rezoning of the property at 4830 Trumbull Street in Detroit's Woodbridge neighborhood. This rezoning is a critical step toward facilitating the development of mixed-use, mixed-income multifamily housing on the site.

Importantly, the Detroit Land Bank Authority, which owns the property, has begun engaging residents through the Woodbridge Citizen's Council, and has publicly committed to engaging with the neighborhood throughout the approval and development process.

I believe that this development will not only address the neighborhood's housing needs but also foster a more vibrant community. I encourage the City Planning Commission to approve the rezoning request, paving the way for a project that will support the growth of our commercial corridor and help us welcome new neighbors.

Thank you for considering my perspective on this important matter.

Sincerely,

A handwritten signature in cursive script that reads "Arthur Gabbard".

4818 Commonwealth St
Detroit, MI 48208

Woodbridge Resident

FW: [EXTERNAL] Re: Proposed Zoning changes to 4838/4830 Trumbull & 4827 Lincoln

From CPC Mailbox <CPC@detroitmi.gov>

Date Mon 6/23/2025 9:34 AM

To Dolores Perales <Dolores.Perales@detroitmi.gov>; Christopher Gulock <gulockc@detroitmi.gov>

From: Keith Treanor <keithjt@gmail.com>

Sent: Sunday, June 22, 2025 5:57 PM

To: CPC Mailbox <CPC@detroitmi.gov>

Subject: [EXTERNAL] Re: Proposed Zoning changes to 4838/4830 Trumbull & 4827 Lincoln

City Planning Commision:

I am writing regarding the proposed zoning changes to **4838 Trumbull, 4830 Trumbull, and 4827 Lincoln.**

I strongly object to these zoning changes due to an already insufficient amount of parking on Trumbull that will only get worse with the changes. This part of Trumbull has many multi-unit historic homes on one side of the street that do not have driveways or parking. Everyone is forced to park on the street. Not only that, the apartment buildings located on the side street Hancock also do not have private parking and the tenants are forced to park on Trumbull. My house is one only 2 on the entire street that actually has a driveway (with very limited parking in the back yard). As it is, my driveway is blocked EVERY DAY by neighbors because they can't find street parking. The residents of this street have a hard enough time finding parking. When the residents of the street have guests over, it is impossible to find parking.

And whenever there are events at the Citadel of Faith Church which has very limited parking in its lot, those vehicles exacerbate the problem.

Any proposed development **MUST** include more than a 1:1 parking ratio which is probably unlikely given the small size of property in question.

For these reasons, **THE CITY MUST DENY THE ZONING CHANGES.**

Sincerely,

Keith Treanor
4751 Trumbull