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TO: City Planning Commission

FROM: Timarie Szwed, City Planner

RE: **The request of John P. Biggar from Integrity Building Group on behalf of owner 17th Street Lofts II, LLC to rezone the property at 1408 17th Street from a R2 (Two-Family Residential) to an R3 (Low-Density Residential) zoning classification.**

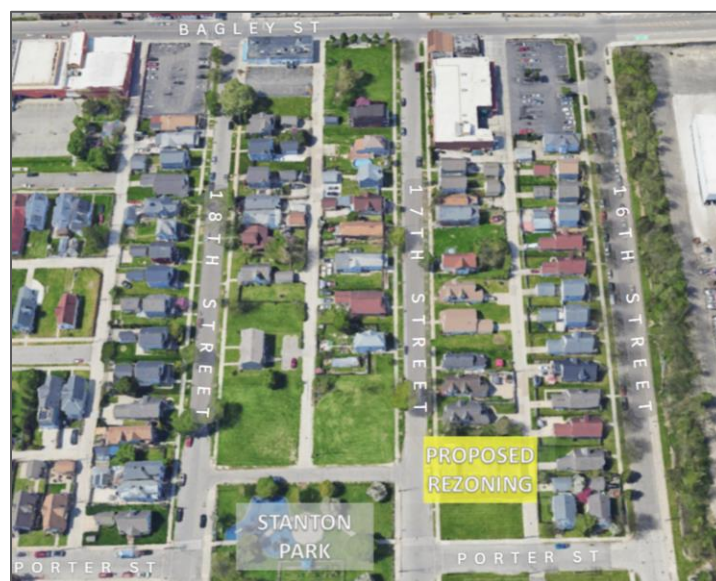
DATE: March 15, 2024

On March 21, 2024, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of John P. Biggar from Integrity Building Group on behalf of owner 17th Street Lofts, LLC to amend Article XVII, Section 50-17-44, District Map No. 42 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a R3 (Low Density Residential) where a R2 (Two-Family Residential) zoning classification is currently shown at 1408 17th Street, generally bounded by the former Bagley Street to the north, 18th Street to the east, Porter Street to the south, and 17th Street to the west.

The proposed map amendment is being requested to permit the development of a multi-family residential development consisting of 12 units in the existing building. The conversion of the existing building to a church use dates to November 10, 1969.

BACKGROUND AND REQUEST

The subject property is generally located on the east side of 17th Street, west of Stanton Park, west of 16th Street, north of Porter Street and south of Bagley Street. The location of the proposed rezoning is indicated below:



The petitioner is proposing to redevelop the former religious institution building on the subject parcel into 12 multi-family residential units.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

- North: R2 (Two-family Residential) – Single- and two-family residential
- East: R2 (Two-family Residential) – Single- and two-family residential
- South: PD (Planned Development) & R2 (Two-family Residential) – Vacant lot and multi-family residential
- West: R2 (Two-family Residential) – Multi-family residential and neighborhood park

As indicated on the map below, parcels in the subject area include a variety of zoning district classifications. These include R2 (Two-family Residential), R3 (Low-density Residential), R6 (High-density Residential), B4 (General Business), B6 (General Services), M2 (Restricted Industrial), M3 (General Industrial), M4 (Intensive Industrial), PD (Planned Development), and SD2 (Special Development, Mixed-use).



Master Plan Consistency

A Master Plan Interpretation from the Planning and Development Department will be provided prior to CPC staff submitting a recommendation on the proposed rezoning. The Master Plan's current Future Land Use Map shows the subject property as Low/Medium Density Residential.



Community Input

The petitioner has actively engaged the community regarding the proposed rezoning. The petitioner attended the February 27, 2024, monthly meeting of the Hubbard Richard Resident Association. As a result of that meeting and requests made by the community, the petitioner agreed to contribute to improvements at Stanton Park, through a \$5,000 donation, as well as committing to participating in future park clean-up activities.

The petitioner also sent letters to 10 adjacent neighbors and community organizations. The letters included a brief description of the project and the petitioner’s contact information. An example of the letter is attached to this report. The letters were in addition to the public hearing notices sent out by CPC staff to residents within 300 feet of the proposed rezoning.

CPC staff has had contact with the owner of the adjacent property to the south. The owner was not interested in their property being included in the proposed rezoning. The property owner did not express strong support or opposition to the project and has since had conversations with the petitioner. CPC staff received one email of support for the proposed rezoning (see attached)

CONCLUSION

Staff will provide a recommendation incorporating the results of the public hearing at a future meeting.

- Attachments: Public Hearing Notice
 Application for Zoning Change
 Site Plan
 Community Engagement Meeting Summary

Community Outreach Letter
Email Communication Received by CPC Staff
Stanton Park Donation Letter

cc: Antoine Bryant, Director, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
David Bell, Director, BSEED
James Foster, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law Department