

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

CPC File #: \_\_\_\_\_

Date of Filing: \_\_\_\_\_

RE: \_\_\_\_\_

**APPLICATION FOR A ZONING CHANGE**

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

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

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

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

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

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

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

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

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

Signature of Applicant: Van Fox

Date: 08/22/2023

**ZONING FEE:**

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

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

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

**ZONING CHANGE PROCEDURES:**

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

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

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

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

1. Name of Applicant: MHT Housing  
 Address of Applicant: 32500 Telegraph Rd  
 City, State & Zip Code: Bingham Farms, MI 48025  
 Telephone Number: (    ) 248-760-1299
  
2. Name of Property Owner: GESU Catholic Church  
 (If same as above, write "SAME")  
 Signature of Property Owner  
 (If different than Applicant) \_\_\_\_\_  
 Address of Property Owner: 17139 Oak Drive  
 City, State & Zip Code: Detroit, MI 48221  
 Telephone Number: (    ) 313-863-4677
  
3. Present Zoning of Subject Parcel: R2 - Two Family Residential District
  
4. Proposed Zoning of Subject Parcel: R3 - Low Density Residential District
  
5. Address of Subject Parcel: Five (5) Parcels- Please find attached.  
 between Santa Maria Street and West McNichols Rd  
 (Street) (Street)
  
6. General Location of Subject Property: \_\_\_\_\_  
Located in the university district south of Santa Marie Avenue and  
North of W McNichols Rd  
 \_\_\_\_\_  
 \_\_\_\_\_
  
7. Legal Description of Subject Parcel: *(May be attached)*  
Five (5) Parcels. See Attached Sheet.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

8. Size of Subject Parcel (Dimensions): Find Attached  
(Acreage): 2.153 Acres (Not Including Alleys)

9. Description of anticipated development:

Multi Family development comprised of two (2) existing buildings: #1 Building= Leasing Office; #2 Building= 5 one-bedroom units and 2 two-bedroom units. The third building will be new construction of a 3-story building consisting of 39 one-bedroom units.

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

Existing R2 zoning does not allow multi-family housing as a by-right or conditional residential use. Proposed R3 zoning allows multi-family as a by-right use (with less than 50% being efficiencies). The proposed R3 zoning compliments the existing single-family homes, religious structures and school surrounding the parcels.

11. Zoning of Adjacent Properties:

To the North - R2 - Two Family Residential District

To the South - R2 - Two Family Residential District

To the East - R2 - Two Family Residential District

To the West - R2- Two Family Residential District

12. Development of Adjacent Properties:

To the North - Single Family Residential

To the South - Gesu Park

To the East - Single Family Residential

To the West - Gesu Catholic Church and School

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

<b>Group Name/Address</b>	<b>Contact Person/Phone Number</b>
Sherwood Forest	maurice.telesfordgmail.com
The New Stoepel Curtis/ 7 Mile Improvement Association	houseeve@sbcglobal.net
Roselawn Resurgence 7 Curtis Woodingham Block Club	barbj93@gmai.com
Bagley Community Counsel Inc.	bagleycommuntycouncil@yahoo.com

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

<b>Name</b>	<b>Indicate: Owner Business Resident</b>	<b>Address</b>	<b>Address of Adjacent Property</b>	<b>Phone</b>
Gesu Catholic Church	Business	17180 Oak Drive		(313)-862-4400
Detroit Mercy	Business	4001 W McNichols Road		(313)-993-1245
Sunoco Gas Staion	Business	3720 W McNichols Road		(313)-861-9299
Pime Missionaries	Business	17330 Quincy Street		(313)-342-4066
Single Family Residents	Residents	Birchcrest Drive and Santa Maria Avenue		