

City of Detroit

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TO: City Planning Commission

FROM: Dolores Perales, City Planner

RE: **The request of 5975 16th Street LLC to rezone the property located at 5975 16th where an R2 (Two-Family Residential) zoning classification is shown to an SD1 (Special Development District, Small-Scale, Mixed-Use) or SD2 (Special Development District, Mixed-Use) zoning classification.**

DATE: October 11, 2024

On October 17th, 2024, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of 5975 16th Street, LLC to amend Article XVII, Section 50-17-48, District Map No. 46 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) or SD2 (Special Development District, Mixed-Use) zoning classification where an R2 (Two-Family Residential) zoning classification is shown at 5975 16th Street. The subject properties are generally bounded by McGraw Street to the north, 16th Street to the east, Antoinette Street to the south, and Stanton Street to the west.

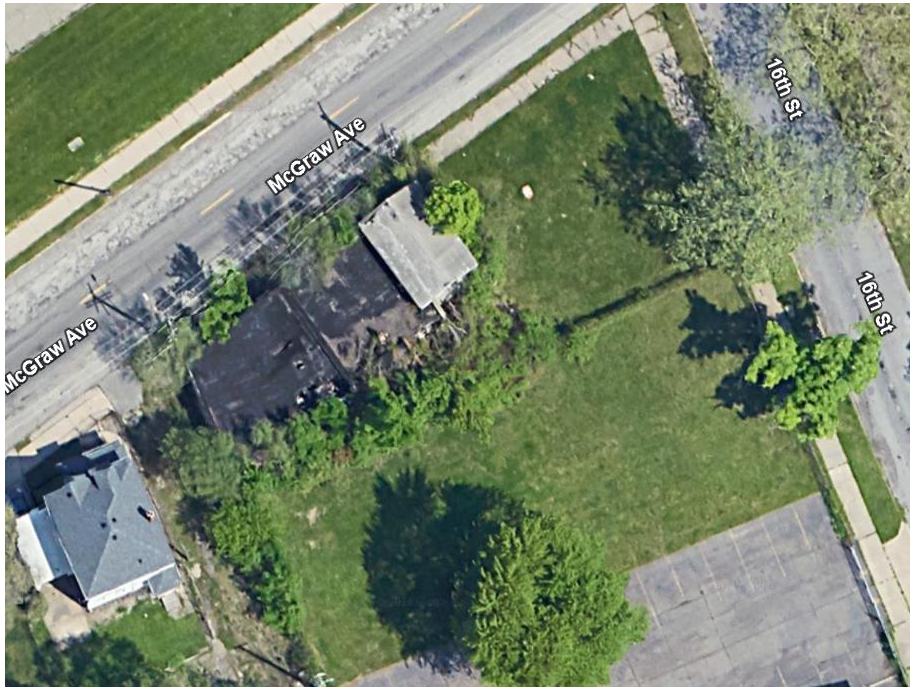
The proposed map amendment is being requested to permit the current vacant building to be utilized as a mixed-use development including a bodega, coffee shop, community space, and activated outdoor space. The existing R2 zoning classification does not allow for these uses within this zoning district.

BACKGROUND AND REQUEST

The property at 5975 16th Street has been owned by 5975 16th LLC since November 2023. Prior to its acquisition, the site contained three buildings that had remained vacant for approximately 40 years. As part of the proposed development, one of these three buildings will be demolished, while the remaining two structures will be repurposed.



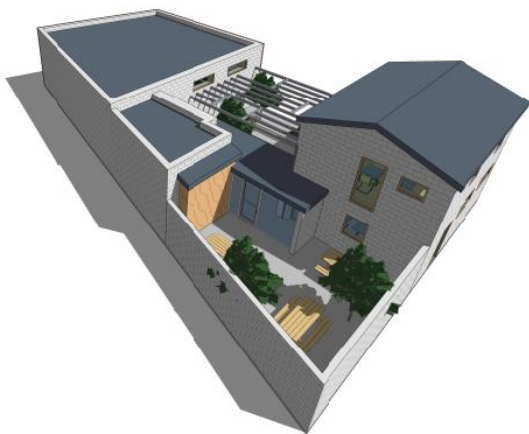
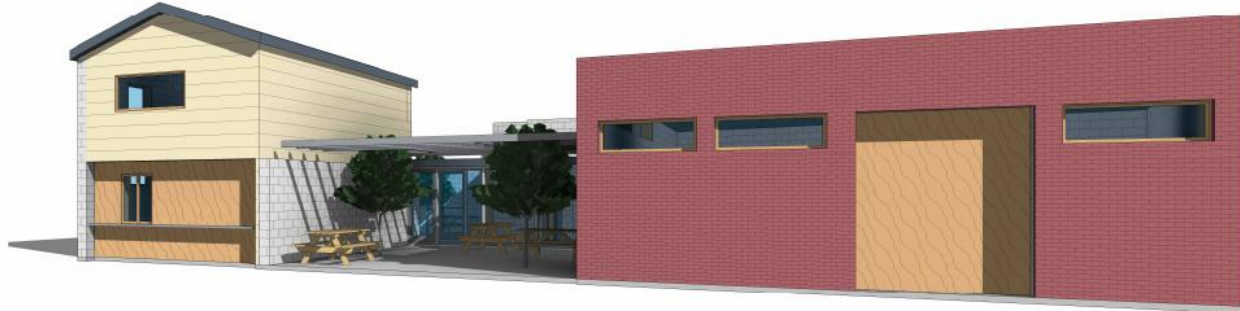
Existing site as viewed from the corner of 16th Street and McGraw (looking southeast).



Existing buildings as viewed from an aerial perspective.

In collaboration with two local non-profit organizations, NW Goldberg Cares and Mezuzah, 5975 16th LLC has developed a plan for a mixed-use facility designed to directly impact and address the needs of the community. The proposed development will include a bodega, a coffee shop, a community gathering space, and an activated outdoor area. The site aims to provide services that will benefit the NW Goldberg neighborhood, offering needed commercial and social amenities in a traditionally underinvested area.

The renderings below highlight these amenities.



The project aims to address several needs identified during the planning stages, including:

- The absence of grocery stores or affordable fresh produce within the NW Goldberg neighborhood.
- Limited access to community oriented or retail based third spaces.
- A lack of indoor spaces that can accommodate community programs, meetings, or neighborhood events.

The proposed development is divided into four key areas: the Market, the Community Space, the Coffee Shop, and the Outdoor Space.

The Market:

The Market will focus on providing affordable fresh produce, meat, dairy, and household items to residents. All products will also be kosher-certified to ensure inclusivity for the growing Jewish community in the neighborhood.

The Community Space:

This space will serve as a gathering area for neighborhood residents, offering seating that can accommodate crowds and adaptable for various events and seasonal activities. It will be a key amenity for the community, promoting social interaction and serving as a hub for neighborhood programming.

The Coffee Shop:

Designed with affordability in mind, the two-story coffee shop will offer limited food and beverages. Discounts will be available for those who live in the NW Goldberg neighborhood.

The Outdoor Space:

The outdoor area will host the NW Goldberg Farmers Market and other neighborhood events. It will also feature outdoor seating for customers and can be used for a variety of community activations. The space is designed to encourage outdoor engagement.

The subject properties are generally bounded by McGraw Street to the north, 16th Street to the east, Antoinette Street to the south, and Stanton Street to the west. The location of the proposed rezoning is indicated on the zoning map below:



The proposed map amendment is requested to establish the appropriate zoning classification for the planned mixed-use development. Under the Zoning Ordinance, the proposed development is classified as a by-right retail, service, and commercial uses (stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities), a by-right retail, service, and commercial uses (restaurant, carry-out or fast-food, without

drive-up or drive-through facilities), a by-right retail, service, and commercial uses (office, business or professional), and by-right other uses (farmers markets).

Again, the proposed map amendment is being requested to permit the current vacant building to be utilized as a mixed-use development including a bodega, coffee shop, community space, and activated outdoor space. The existing R2 zoning classification does not allow for these uses within this zoning district.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: R2; developed as a police training facility

East: R2; residential vacant land

South: R2; residential vacant land

West: R2; developed as single-family homes

The parcels located to the north, east, south, and west of the subject parcel are zoned R2 Two-Family Residential. The surrounding area is primarily residential with a few blocks on 14th Street designated as B4 General Business and R3 Low Density Residential.



Zoning Classifications

The pertinent zoning district classifications are described as follows:

R2 – Two-Family Residential

This district is designed to protect and enhance areas developed or likely to be developed with single- or two-family dwelling units. This district promotes a suitable environment for homes and for activities with family life.

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

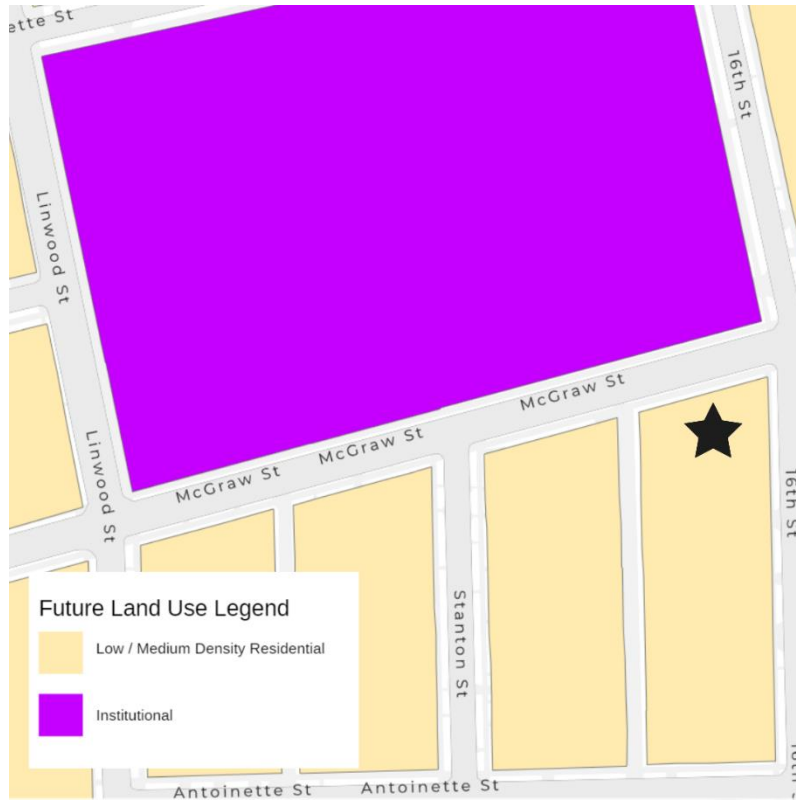
The SD1 Special Development District encourages small-scale, pedestrian- and transit-oriented uses that complement a neighborhood setting. It aims to balance diverse, walkable activities for residents while preserving neighborhood character. Parking requirements are reduced to promote transit and non-motorized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

SD2– Special Development District, Mixed-Use

The SD2 Special Development District is designed to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement to attract increased pedestrian traffic to the area.

Master Plan Consistency

The proposed rezoning site is designated as *Low/Medium Density Residential* in the current Master Plan. The Planning and Development Department provided a Master Plan Interpretation, stating that the rezoning is **generally consistent** with the Master Plan.



Community Input

The idea for this development emerged from a series of extensive community meetings held by NW Goldberg Cares during its 2021 Reimagining Ferry Park planning study. Although the focus of those sessions was not directly related to this site, the discussions emphasized the neighborhood’s need for a “third space”. These community meetings helped shape the vision for the proposed development, positioning it as a response to the needs and wants of NW Goldberg residents.

In addition to NW Goldberg Cares, the developer engaged with Mezuzah Detroit and Victory Baptist Church International to ensure that the project aligned with the values and needs of the broader community. Through these collaborations, the proposed development aims to become a vibrant hub within the NW Goldberg Neighborhood.

Staff will provide a recommendation including results from the public hearing at a future meeting.

Attachments: Public Hearing Notice
Application for Zoning Change
Site Plan
PDD Master Plan interpretation

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