

City of Detroit

Donovan Smith
Chairperson
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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.
Rachel M. Udabe

TO: City Planning Commission

FROM: Dolores Perales, City Planner

RE: **The request of Ronald Hatmaker and the Detroit City Planning Commission as a co-petitioner to rezone the properties located at 4344 McGraw, 4338 McGraw, 4332 McGraw, 4324 McGraw Street, 4320 McGraw Street, 4314 McGraw Street, 4306 McGraw Street, and 4302 McGraw Street from an R2 (Two-Family Residential) zoning classification is to a SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification.**

DATE: December 2, 2024

On December 5th, 2024, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of Ronald Hatmaker and the Detroit City Planning Commission as a co-petitioner to amend Article XVII, Section 50-17-47, District Map No. 45 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where an R2 (Two-Family Residential) zoning classification is shown at 4344 McGraw, 4338 McGraw, 4332 McGraw, 4324 McGraw Street, 4320 McGraw Street, 4314 McGraw Street, 4306 McGraw Street, and 4302 McGraw Street. The subject properties are generally bound by an alley to the north, Hartford Street to the east, McGraw to the south, and John E Hunter Street to the west.

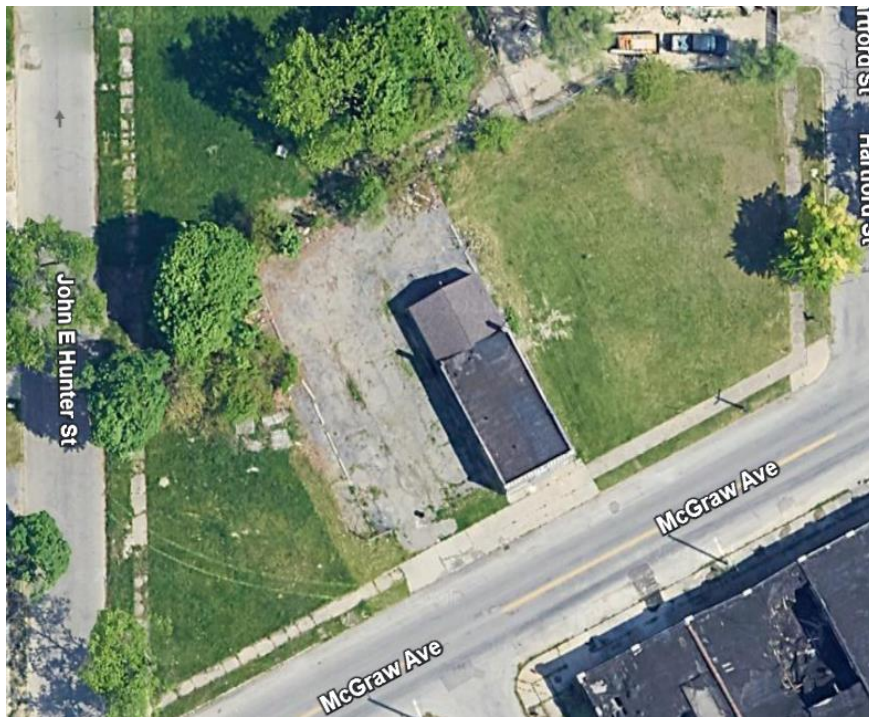
The proposed map amendment is being requested to permit the current vacant building and vacant parcels to be utilized as an indoor commercial recreation facility. The existing R2 zoning classification does not allow for these uses within this zoning district.

BACKGROUND AND REQUEST

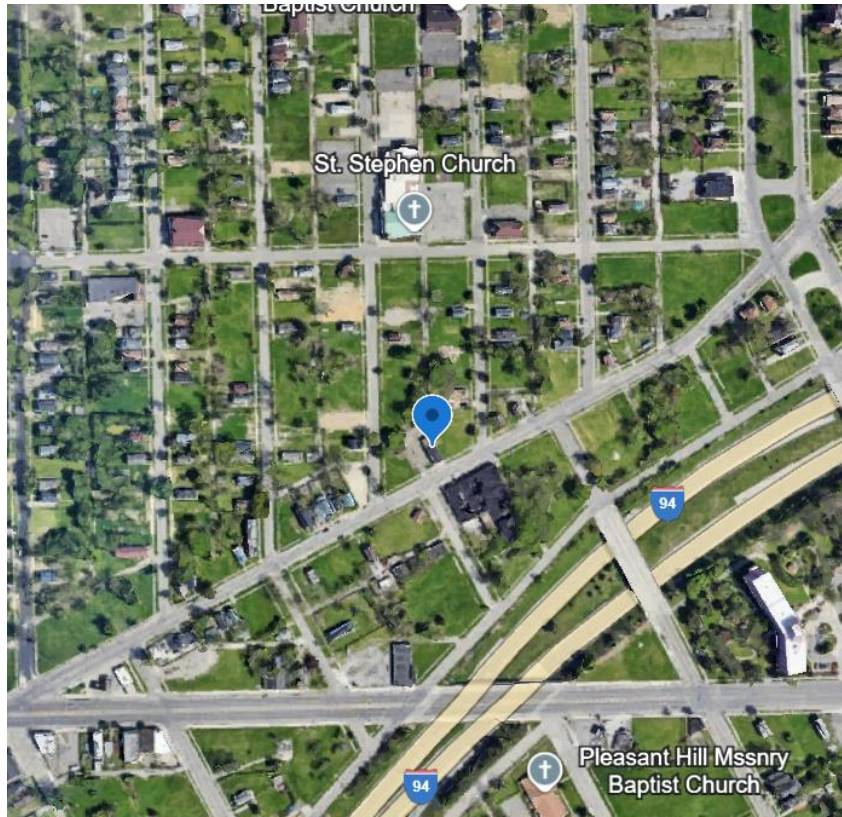
The properties located at 4324 McGraw Street, 4320 McGraw Street, 4314 McGraw Street, 4306 McGraw Street, and 4302 McGraw Street have been owned by Ronald Hatmaker and William Parker since December of 2022. Prior to its acquisition, the site was home to Miracle Temple Church of Deliverance. However, between 2011-2012 the church dissolved, leaving the building vacant for nearly a decade. In 2022 the building and adjacent parcels excluding 4344 McGraw, 4338 McGraw, 4332 McGraw were sold to Mr. Hatmaker and Mr. Parker with the understanding that the site was suitable and could be used for commercial purposes.



Existing site as viewed from the corner of Hartford Street and McGraw (looking southwest).



Existing site as viewed from an aerial perspective.



Existing rezoning area as viewed from an aerial perspective.

In 2023 work on the vacant building began transforming the site into a state-of-the-art fitness center known as “Southwest Fight Club”. Southwest Fight Club aims to provide a space for youth and adults to explore and participate in combat sports such as boxing and MMA (mixed martial arts) all while providing a safe and community-oriented environment for them to explore and participate in these types of sports. Additionally, Southwest Fight Club will aid in community participation and youth development by offering free training and use of the site to youth under the age of 13 to help encourage the exploration and participation in these sports. In 2023 the petitioner began site renovations where these renovations were completed in 2024. It is important to note that throughout 2023 the petitioner did not have permits to begin renovations on site, however in July of 2024 permits were applied for. In mid to late 2024 Southwest Fight Club learned that they were unable to open their doors due to the current R2 zoning prohibiting this use classification from existing on this site.

The City Planning Commission is serving as a co-petitioner for the rezoning of three parcels located at 4332 McGraw Street, 4338 McGraw Street, and 4344 McGraw Street. These parcels are not owned by the primary petitioner. Specifically:

- 4338 McGraw Street and 4344 McGraw Street are owned by the Detroit Land Bank Authority.
- 4332 McGraw Street is owned by the Temple of Peace Church.

Both the Detroit Land Bank Authority and Temple of Peace Church were notified about the proposed rezoning and the public hearing scheduled for December 5th. This rezoning request encompasses the entire block face to ensure consistency and avoid spot zoning. The petitioner owns five of the eight parcels on this block face.

The subject properties are generally bound by an alley to the north, Hartford Street to the east, McGraw to the south, and John E Hunter 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 development. Under the Zoning Ordinance, the proposed development is classified as a by-right retail, service, and commercial uses (recreation, indoor commercial and health club) in the SD1 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 single-family homes across the alleyway
- East: R2; residential vacant land
- South: R2; residential vacant land
- West: R2; residential vacant land

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 McGraw Street and Milford Street designated as B4 General Business and R5 Medium Density Residential along West Grand Boulevard.



Zoning Classifications

The pertinent zoning district classifications are described as follows:

R2 – Two-Family Residential

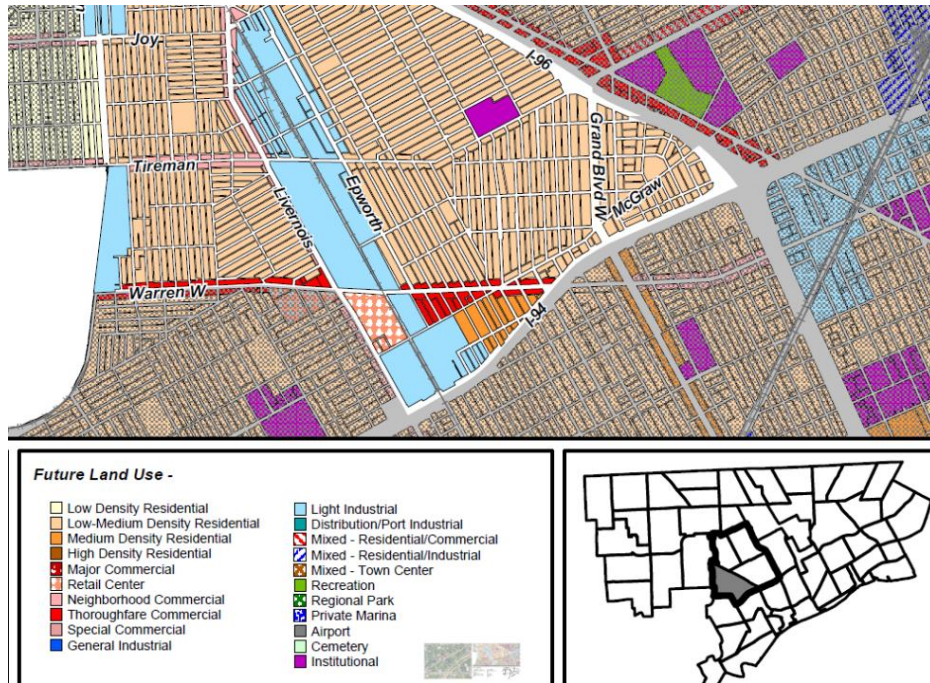
This district is designed to protect and enhance areas developed or likely to be developed with single- or two-family dwelling units. This district promotes a suitable environment for homes and for activities with family life.

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.

Master Plan Consistency

The proposed rezoning site is designated as *Low/Medium Density Residential* in the current Master Plan. A Master Plan interpretation will be provided by the Planning and Development Department prior to CPC staff submitting a recommendation regarding the proposed rezoning.



Community Input

The subject rezoning is located within City Council District 6. The petitioner indicates it has reached out to the following entities:

- Burnette Church
- Grand Cru' Liquor
- Ashton Properties
- Clark Park Coalition

The petitioner has gathered a petition with 24 community signatures in addition to 1 letter submitted by Steps2Change, a non-profit based in Dearborn, Michigan in support of the opening of Southwest Fight Club. Beyond the petition, they have further engaged with the community by canvassing the neighborhood, discussing the project, and building additional support for the initiative. Additionally, both Kronk's Boxing Gym and Steps2Change have expressed interest in collaborating with Southwest Fight Club to develop fitness-focused programs for the community, contingent upon the site's rezoning.

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

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
Bruce Goldman, Law Department
Daniel Arking, Law Department