



1

The “PD Project”

- Systematic look at all PDs on the 78 zoning maps.
- Staff conducted site visits and photo documentation of 403 PD locations during the pandemic.
- Law Department researchers identified 33 PD sites that were initially established as RMA Districts (Residential, Multiple, with Approval) that needed to be updated or rezoned.

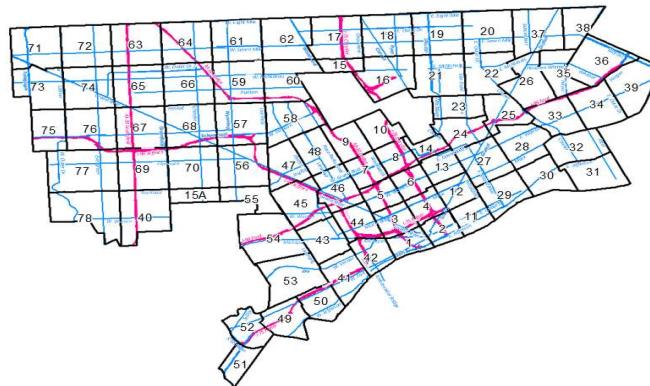
2

PDs already addressed or in progress

- Map No. 44, 3700 Humboldt at Selden, Salvation Army, PD to R5, Ord. No. 23-44
- Map No. 26, 11500-11542 Conner opposite City Airport, PD to R2 Ord. No. 2024-20.
- Map Nos. 5 and 7, Research Park West (industrial), M4 and PD to M2 and SD2, Ord. No. 2024-31.
- Map No. 62, Perfecting Church, replacement PD. Ord. No. 2024-38.
- Map No. 42, 2640 W Fort, Ambassador Bridge environs, Ord. No. 2024-44
- Map No. 47, St. Paul AME Zion, PD to R2; Chapel Hill MBC, PD to R3, awaiting Corp Counsel signature.
- Map No. 71, eleven sites: nine former RMAs, PD to R3 or R5; two abandoned PDs, PD to R2 or R1. CPC hearing April 3, 2025.

3

24 RMA PDs not yet addressed



4

24 RMA PDs by Council District, not yet addressed

- Council District 1 (8 locations):
 - Map No. 67 = 1
 - Map No. 72 = 3
 - Map No. 73 = 2
 - Map No. 75 = 2
- Council District 2 (2 locations):
 - Map No. 61 = 1
 - Map No. 64 = 1

5

RMA PDs, continued

- Council District 4 (2 locations):
 - Map No. 33 = 1
 - Map No. 39 = 1
- Council District 7 (12 locations):
 - Map No. 69 = 8
 - Map No. 40 = 2
 - Map No. 70 = 2

6

Urban Renewal Area PDs

- When Citizens' District Councils (CDCs) were funded and were operating, they typically were associated with Urban Renewal areas, for which a plan had been adopted...including a zoning component.
- These CDCs were officially recognized by the City and required by law to have elected representatives to advise on planning and development matters.
- When the City faced hard times, funding for the CDCs evaporated.
- As part of bankruptcy, the Emergency Manager did away with the Clerk-conducted CDC elections and the urban renewal plans associated with them.
- In numerous locations, the PDs that had been created under Urban Renewal is all that remains...but without the CDC to advise the CPC and Council.

7

Urban Renewal PDs: Research Park; University City

- The industrial portion of the old Research Park urban renewal area (I-94 at Trumbull) was recently rezoned at the CPC's recommendation from M4 and PD to M2 and SD2.
- The University City urban renewal area covered much of the area bounded by West Warren, Second Avenue, Canfield, and Trumbull.
- An undeveloped portion of University City falls in today's Woodbridge area and is zoned PD and is controlled by the Detroit Land Bank Authority (DLBA).
- In forthcoming weeks, the DLBA will be petitioning the CPC to rezone the PD so that they can properly market the property for development (SD1? R5?).
- Where "urban renewal" land zoned PD is still undeveloped, CPC staff may propose rezoning to a standard zoning classification in the future.

8

“Lapsed PDs”

- The authorization for a given PD has had a “shelf life” of three years, after which it is deemed to have lapsed.
- The proposed Sixth General text amendment, however, would repeal the “lapse” provision given the often-cited delays that developers have faced in recent years with the Great Recession and municipal bankruptcy and the Covid-19 pandemic.
- Notwithstanding, the CPC still retains the responsibility and authority to monitor approved PDs and, where they may have been abandoned or stalled, call on the developers to confirm whether the PD should continue.

9

Expiration of extended authorization

- Grand Trunk Crossing was a project of Henry Ford Health Systems (HFHS) for mixed-use development on Holden, Trumbull, and Sterling subject to a PD authorization granted by ordinance in 2014.
- Henry Ford’s partner, Community Builders (of Chicago), failed to win tax credits and stepped away from the project.
- In 2020, HFHS sought and obtained an extension from the CPC for the project; the CPC approved an extension until November 5, 2024.
- Last year, some of the land zoned PD was rezoned as part of a major expansion by HFHS, leaving the apartment building at 6465 Sterling as the only remaining building in the 2014 PD.
- After the November 5, 2024 expiration date, a new owner came forward requesting permits to rehab the building. A replacement PD may need to be requested.

10

Permanent injunction against user of a PD...

- In 2010, the CPC and City Council authorized a PD for 19403 W. Chicago and the adjacent land along Westbrook.
- The former convent of St. Suzanne Church on W. Chicago was authorized for "transitional housing for U.S. veterans."
- A successor to the original petitioner took over operation of the property, drawing protest from surrounding neighbors.
- Required inspections and authorizations from BSEED were not secured and the Law Department sought an injunction against the operator.
- On March 17, 2025, Circuit Court issued a permanent injunction against the operator; the Law Department is considering asking Council to rescind the PD.

11

Undeveloped/incomplete PDs

- District 2: 2503-2537 Puritan
- District 4: 99-319 Lenox (17.384 acres)
- District 7: 18400 Weaver (3.524 acres)

12

Questions? Discussion...

- Next steps.