

City of Detroit

Donovan Smith
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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 Fusco, Shaffer & Pappas, Inc, on behalf of the Church of the Messiah Housing Corp. in conjunction with the Detroit City Planning Commission to rezone the properties located at 2124 Field Street, 2138 Field Street, 2148 Field Street, 2158 Field Street, 2166 Field Street, 2172 Field Street, and 2184 Field Street where an R2 (Two-Family Residential) zoning classification is shown to an R5 (Medium Density Residential) zoning classification.**

DATE: March 18, 2025

On March 20th, 2025, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of Fusco, Shaffer & Pappas, Inc, on behalf of the Church of the Messiah Housing Corp. in conjunction with the Detroit City Planning Commission to amend Article XVII, Section 50-17-31, District Map No. 29 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R5 (Medium Density Residential) where an R2 (Two-Family Residential) zoning classification is shown at 2124 Field Street, 2138 Field Street, 2148 Field Street, 2158 Field Street, 2166 Field Street, 2172 Field Street, and 2184 Field Street. The subject properties are generally bound by E. Vernor Highway to the north, Field Street to the west, Kercheval Street to the south, and Sheridan Street to the east.

The proposed map amendment is being requested to permit the current vacant parcels to be utilized as a 29 unit 3-story apartment building designated for affordable family housing. Under the Zoning Ordinance, the proposed development is classified as a by-right residential use (multiple-family dwelling) in the R5 district.

BACKGROUND AND REQUEST

Church of the Messiah Housing Corp (CMHC) is a 501(c)(3) nonprofit organization based in Detroit. Established in 1978, CMHC was founded to address the shortage and deterioration of housing, primarily in the Islandview Village community. Since its inception, CMHC has developed the following affordable housing projects:

- Mustard Tree Apartments
- St. Paul Manor

- Kingston Arms
- El Tovar
- Field St. III Townhouse Construction
- Bridgeview I Townhouse Construction
- Bridgeview II Townhouse Construction

Initially, CMHC managed all its affordable housing projects in-house, however, in recent years, it has transitioned to a partnership with Continental Management LLC, a Detroit based company, for property management.

In 2023, the Detroit Land Bank Authority (DLBA) issued a request for proposals (RFP) for the development of affordable housing on its parcels along Field Street where CMHC was awarded the RFP in late 2024.

In 2025, CMHC onboarded several partners for their proposed development known as Belleview Village including:

- Capital Area Housing Partnership; Co-Developer
- Ethos Development Partners; Housing Consultant
- Fusco, Shaffer & Pappas, Inc; Architect



Existing site as viewed from the corner of Field Street and Kercheval Avenue (looking northeast).



Existing site as viewed from an aerial perspective.

Belleview Village is a multi-site affordable housing development in the Islandview Village neighborhood. The name pays homage to both the Islandview neighborhood and Belle Isle due to their close locations to the site. The development consists of three sites: Parcels A, B, and C. However, the primary focus of this rezoning request is Parcel A, a 0.77-acre site on the east side of Field Street, north of Kercheval, where a 29-unit apartment building is proposed. Rezoning is required because the current R2 zoning classification does not permit multifamily developments exceeding eight units. The proposed building will include 29 affordable rental units, with a mix of:

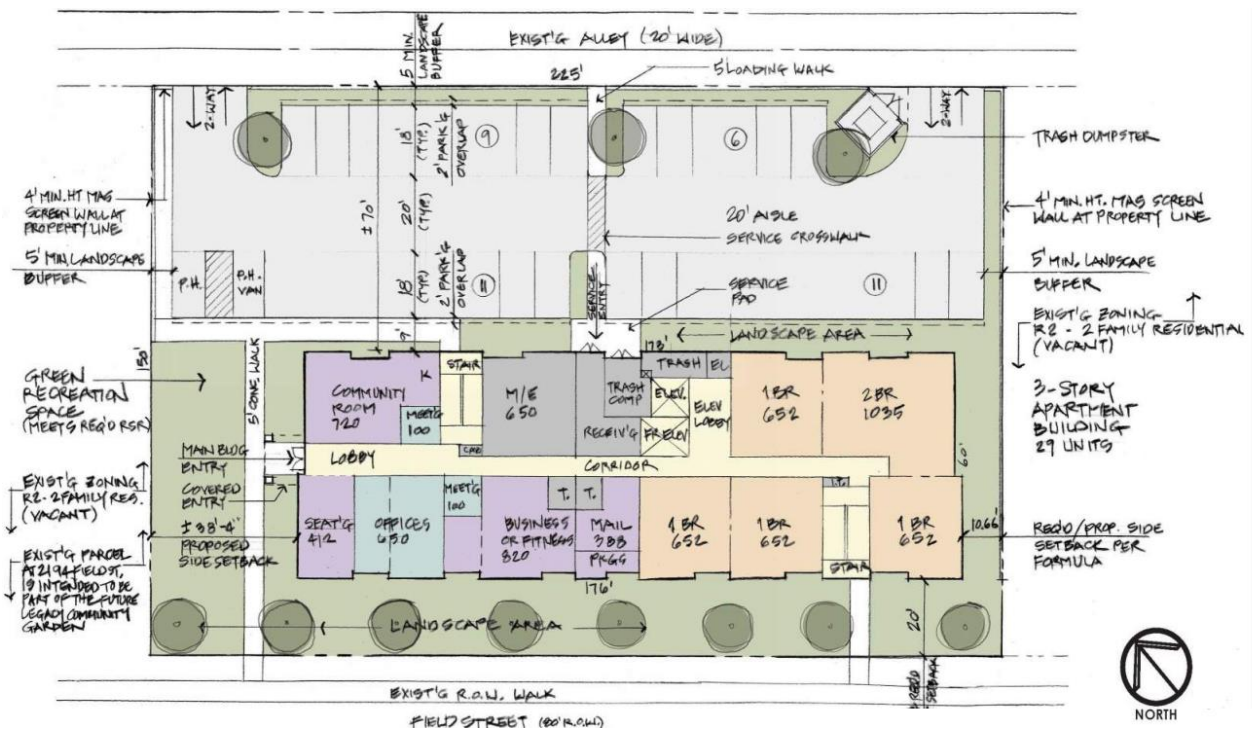
- 4 studios
- 20 one-bedroom, one-bath units
- 5 two-bedroom, one-bath units

Parcel A will include 37 on-site parking spaces located in the rear yard, meeting the 1.25 spaces per unit requirement. Additionally, parking and trash collection will be accessed exclusively from the public alley.

A recreational green space would be located at the north end of the building, near the main entrance, adjacent to the Legacy Community Garden, a small onsite garden for residents within the neighborhood.



Conceptual front elevation of Parcel A (facing Field St).



Conceptual site plan of the proposed rezoning site.

Rent for all Bellevue locations are expected to be affordable for households earning less than 60% of the Area Median Income (AMI) adjusted for family size. Additionally, 25% of the units will be designated for Permanent Supportive Housing, and the project will apply for eight Project-Based Vouchers to support households earning below 30% AMI. Additionally, 15% of units will be barrier free to assist with accessibility.

The petitioner has conducted Phase 1 and Phase 2 environmental assessments for all three parcels performed by the Manick and Smith Group (MSG). Phase 1 results, provided to the development team in January of 2025, found that Parcel A was formerly developed with residential homes from the late 1800s- the mid-1970s. Given the era of construction, it is uncertain whether asbestos and lead-based materials from demolished structures were properly removed. However, during MSG's

site reconnaissance an unnatural mound was observed suggesting that demolition debris may have been buried on-site or that backfill material of unknown origin was used for grading. As a result, a Phase 2 environmental assessment was recommended. The Phase 2 assessment is currently being conducted, with results expected by April 2025.

The City Planning Commission is serving as a co-petitioner for the rezoning by adding two parcels located at 2138 Field and 2124 Field south of the proposed building. These parcels are not owned by the primary petitioner. Specifically:

- 2138 Field and 2124 Field are owned by Zuhause LLC.

Zuhause LLC was notified about the proposed rezoning and the public hearing scheduled for March 20th. This rezoning request encompasses a majority of the block face to ensure consistency and avoid spot zoning.

The subject properties are generally bound by E. Vernor Highway to the north, Field Street to the west, Kercheval Street to the south, and Sheridan Street to the east. The location of the proposed rezoning is indicated on the zoning map below:



PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

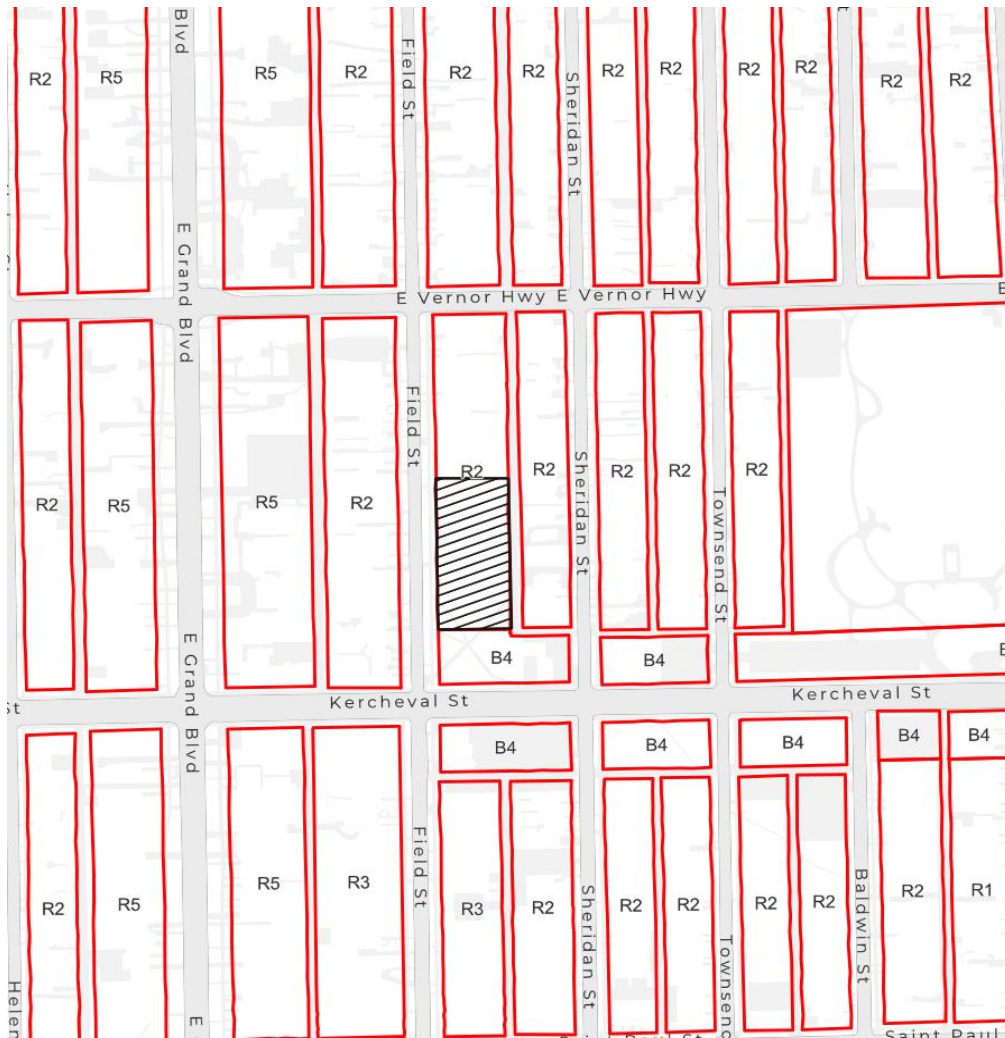
North: R2; residential vacant land

East: R2; developed as single-family homes across the alleyway

South: B4; commercial vacant land

West: R2; developed as single-family homes and multifamily homes

The parcels located to the north, east, and west of the subject parcel are zoned R2 Two-Family Residential. The surrounding area is primarily residential with a few blocks on Kercheval designated as B4 General Business and R5 Medium Density Residential along Kercheval and East Grand Boulevard.



Zoning Classifications

The pertinent zoning district classifications are described as follows:

R2 – Two-Family Residential

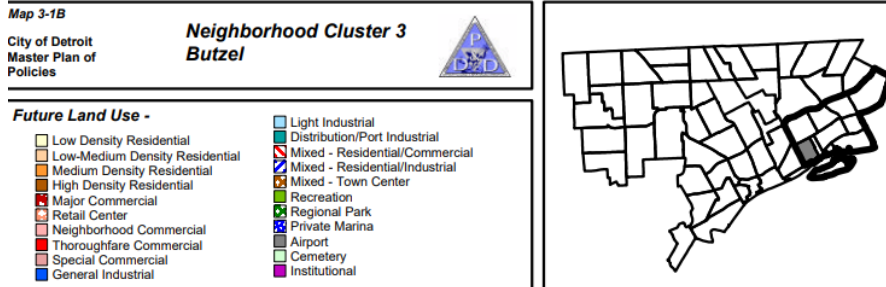
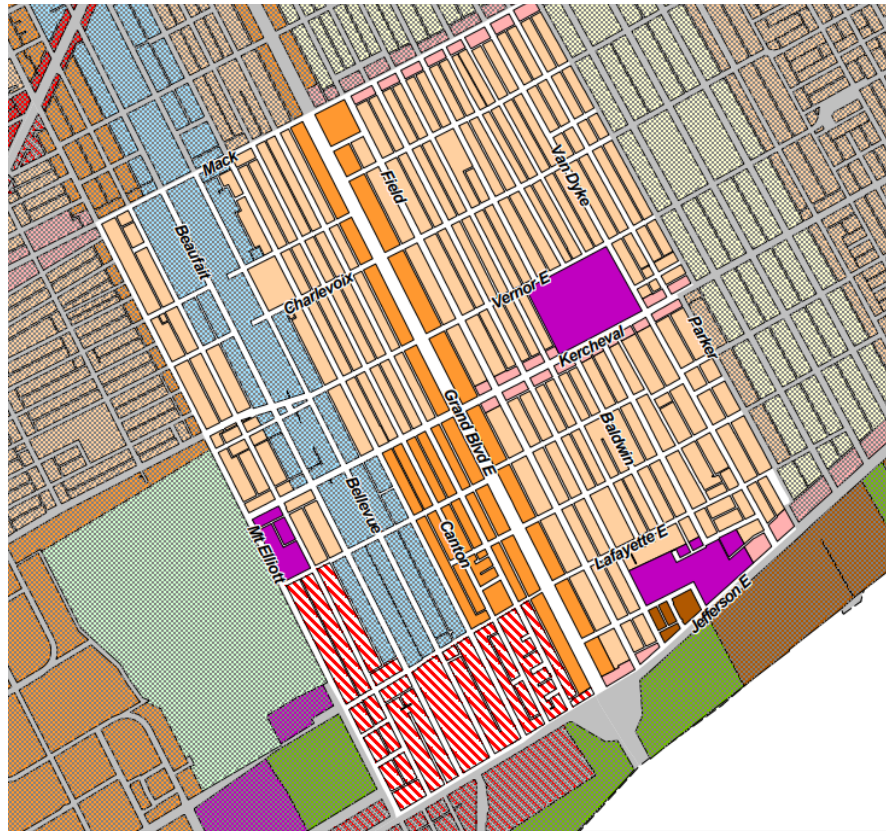
This district is designed to protect and enhance areas developed or likely to be developed with single- or two-family dwelling units. This district promotes a suitable environment for homes and for activities with family life.

R5 – Medium Density Residential

This district is intended to accommodate a range of residential developments, from single-family detached homes to medium-density multifamily dwellings. The district primarily supports rental apartment buildings while allowing certain non-residential uses that can be appropriately integrated into the community.

Master Plan Consistency

The proposed rezoning site is designated as Low-Medium Density Residential (RLM) 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

Engagement for this project began in mid-2023 when discussions between the CMHC and Field Street Block Club Association began. These conversations were initiated in response to the DLBA approaching Church of the Messiah and encouraging them to apply for their RFP for the development of affordable housing.

Both CMHC and Field Street Block Club Association prioritized community collaboration to ensure that the development aligned with neighborhood needs while preserving the area’s character. After multiple meetings, Field Street Block Club Association expressed its full support for the project.

On February 25, 2025, the petitioner hosted a hybrid community engagement session via Zoom and in person at Church of the Messiah Housing Corp. Thirteen individuals attended, during which the petitioner presented the project’s vision, emphasized the need for affordable housing, and facilitated

a discussion for community feedback. Of those in attendance, two individuals provided comments: one voiced strong support for the project, citing Detroit's need for affordable housing, while the other expressed concerns, believing the neighborhood already had sufficient affordable housing.

Following the meeting, the presentation and related materials were shared with a community listserv of over 200 individuals through the CMHC's 5-Alive community stakeholder group. Recipients were also given access to a QR code to submit feedback or letters of support for the project.

As of March 17, 2025, the City Planning Commission staff has received eight letters of support from the following:

- Field Street Block Club Association
- Genesis HOPE, a Detroit-based nonprofit
- MECCA Detroit, a Detroit-based nonprofit
- Democracy for All- Civic 360 Michigan Team, a national organization with state based teams
- Mustard Tree Cooperative Inc, a Detroit housing cooperative
- Jacob Graham, a local resident
- Lanet Owensby, a local resident
- Stephanie Graham, a local resident

Attachments: Public Hearing Notice
Application for Zoning Change
Site Plan
Engagement Session Packet
DLBA Sale of Property
Letters of Support

cc: Alexa Bush, 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