



City of Hamtramck

Community and Economic Development

Site Plan Review For City Council

June 23, 2026

REQUEST	Final Site Plan Approval
APPLICANT	MUHITH MAHMOOD
AGENT	N/A
LOCATION	12133 Flemming Hamtramck, MI 48212
FILE NO.	N/A
PARCEL NO.	41 004 02 0322 000
ZONING	Residential (R) Classification
STAFF	Michal Miszczak, CED

Overview

The above-referenced site plan application has been reviewed. The proposal is to construct a new, 3-story multi-family unit project (5,012 square feet) on a vacant parcel in the Residential (R) District property, located at 12133 Flemming. The site plan is dated May 15, 2026.

Image 1 (LOCATION – FACING WEST)



The existing vacant lot is on Flemming, between Neibel and Botsford.

Image 2 (PROPOSED PLANS)

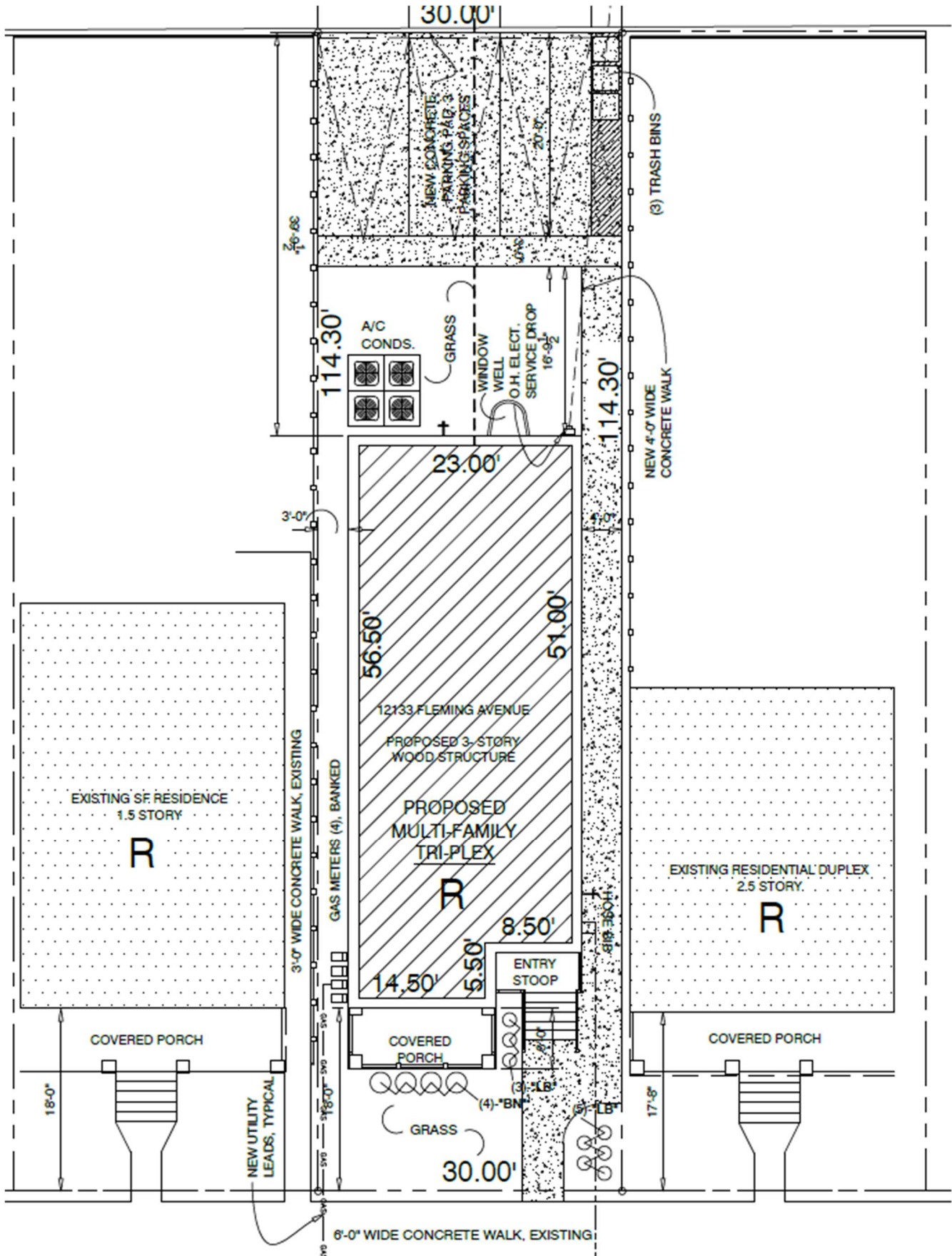


Image 3 (ELEVATIONS)



STANDARDS OF REVIEW FOR RESIDENTIAL DISTRICT (R) ZONE

The purpose of site plan review is to provide flexibility in the placement and interrelationship of the buildings and uses within each building site subject to plan approval, and to provide for the implementation of design concepts while at the same time maintaining the overall intensity of land use, density of population, and amounts of light, air, access and landscaped open space as required in this chapter. **The objectives of site plan review are to:**

- A. Discourage monotonous, drab, unsightly, dreary and inharmonious developments, and poor quality;
- B. Conserve the city's natural beauty and visual character and charm by ensuring that structures, signs, and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearance of structures, signs, and other improvements;
- C. Stabilize and improve property values and prevent blighted areas;
- D. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvement;
- E. Sustain the comfort, health, tranquility, and contentment of residents and attract new residents by reason of the city's favorable environment; and
- F. Provide for consultation and cooperation between the developer and the Commission so that both parties might realize maximum utilization of land and minimum adverse effects upon the surrounding area.

The Hamtramck Zoning Ordinance standards for review for the Residential (R) are located in 155.050 on the American Legal website.

SITE PLAN REVIEW COMMENTS

We offer the following comments for your consideration. Required or suggested changes are underlined.

1. **Zoning and Use.** The subject site is zoned R. The intent of the R zoning district is:

The Residential District (R) is established to encourage integration of a range of housing types and to enhance individual and neighborhood safety in a workable neighborhood oriented around the five-minute walk.

2. Area, Height and Bulk Requirements (155.080)

There is a maximum lot coverage of 75% in the R. This standard is met.

The maximum R building height is 3-stories/35 ft. *This standard is met.*

Buildings are required to be within one foot of the front lot line. *This standard is met.*

3. Parking Requirements (Article 155, Appendix B)

There are no minimum off-street parking provisions for uses in the R.

4. Structure and Site Requirements (155.080)

Structure and site requirements for the R district are located in 155.050 are not listed fully below. However, a few relevant requirements are highlighted below with comments:

- The street address shall be attached to the back gate.
- Unless the entire front yard is 100 square feet or less, not less than 50% of the uncovered lot shall be landscaped with organic materials not prohibited by this chapter or other ordinances of the City of Hamtramck.

5. Access and Circulation

No existing access or circulation concerns. This is subject to review by the Fire Marshal.

6. Landscaping and Screening

Section §155.118 of the zoning ordinance requires landscaping for all new buildings and additions over 500 square feet. This condition is met.

7. Signage

No size details have been provided for the signs. Any new signage is subject to administrative review and approval by the building department and CED prior to installation.

8. Lighting

A lighting plan has not been provided.

9. Dumpster (IX-8)

Following CED feedback, site plan meets the requirement for dumpster screening.

10. Other Reviews

The proposed site plan has been stamped by a licensed professional engineer. The site plan is subject to review and approval by all the applicable departments and jurisdictions deemed necessary to ensure the health, safety, and welfare of the community.

CONCLUSION

CED staff have reviewed the site plan according to the City of Hamtramck Zoning Ordinance and sound planning and zoning principles to provide helpful and constructive feedback on the development of this site.

Based on the above findings, CED staff recommends City Council approve the site plan dated May 15, 2026, for 12133 Flemming with no conditions.