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Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit
CITY PLANNING COMMISSION
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Detroit, Michigan 48226
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Brenda Goss-Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

November 8, 2018

HONORABLE CITY COUNCIL

RE: Request of Intersection Consulting Group on behalf of 262 Mack, Mack Investments I, LLC to review site plans and elevations for a Planned Development (PD) zoning classification within Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning, to erect two residential carriage-home apartment units above an existing garage at property commonly referred to as 262 Mack Avenue.
(RECOMMEND APPROVAL)

NATURE OF REQUEST

In 2016 Your Honorable Body voted to approve the request of Intersection Consulting Group on behalf of Mack Investments I, LLC. The original request was for site plan review (SPR) for site plans and elevations for a proposed development on land that is currently zoned PD and is located within the Brush Park Historic District. The subject site is located on the south side of Mack Avenue between Brush St. and John R. The original plan called for the construction of a nine (9) unit multi-family dwelling with a single-story garage to support the new units. The revised proposed multi-family dwelling is planned to be three (3) stories in height. The floor plan proposes three (3) units to be approximately 1,058 square feet in area each and the remaining (6) six units are to be 1,279 sq. ft. each. (see attached original plans).

PROPOSAL

Since the original proposal was approved by City Council via resolution in March of 2017, the petitioner has since come back with a supplementary request. The proposal that is before you for consideration at this time include the addition of two (2) carriage-home style apartments to be erected above an existing garage. According to discussions with the petitioner and review of past Buildings Safety Engineering and Environmental Department records, the existing garage began construction somewhere around the period of the 2007-2009 housing crash which, was the result of the housing bubble that affected many developers in Detroit. Seemingly, due to the economic conditions of that period, the original developer never completed the full plans for the garage. Since then the property has been transferred to 262 Mack, Mack Investments I, LLC. The current developer would like to complete the construction of the structure by adding these units to what was previously approved.

The revised proposal calls for two new units, each 822 sq. ft. I area, to go above the two (2) car garage. The two units would be inclusive of a bedroom with closet space, bathroom, living room, kitchen, nook, and laundry room. The plans also call for balconies on the northern (front)

elevation, totaling four (4) in all; one (1) accessible from the bedroom and one (1) from the living room spaces.

ANALYSIS

Zoning and Development Plan Provisions

The 3rd Modified Brush Park Development Plan provides the underlying zoning for the PD district. The Plan designates the subject land for institutional and commercial uses. Table B-2 of the development plan lists multi-family dwellings as a permitted secondary use on the subject property making it consistent with current provisions.

Parking

According to 61-14-24 of the Zoning Ordinance, parking requirements for a multiple-family dwelling are 1.25 spaces per dwelling unit and 0.75 per dwelling unit if located within 0.25 miles of a bus rapid transit, street car/trolley or light rail line. This development would qualify for the reduction in parking requirements because of its proximity to the coming rail line located on Woodward.

As the apartment unit count raises by the additional two (2) carriage home units that are being proposed, it brings the total number of units on the site (inclusive of the original nine (9) approved units) to a total of 11 units. According to the current zoning provisions, the totality of the development including the previously approved nine (9) units, requires a total of 8.25 parking spaces. The parking plan provides the appropriate amount of spaces required.

Design

The design of the development must be in accordance with the PD district design criteria listed in Section 61-11-15 of the Zoning Ordinance.

When criterion *b* speaks to the *compatibility* of the development with existing development, it can be said that this project is in alignment with the trend of Brush Park to be inclusive of carriage homes. Another development known as Brush Park Village North, which came before this Honorable Body for approval in 2017 also proposed and was approved for carriage homes.

As development has picked up in the City, developers have continuously inquired about the possibility of new construction carriage homes, as many that exist today are the remnant of historic neighborhoods and were in most cases, likely grandfathered in, post zoning regulations or are subject of variance or special approval. Carriage-homes are being revisited by the City as a typology merits being allowed on a broader basis. Carriage homes allow for developments to be more financially feasible for developers as well as tenants. They usually help to create opportunities for lower income individuals to participate in more affluent areas while also increasing the density of a neighborhood, also increasing vibrancy and diversity.

Criterion *e* points to *parking and loading*, questioning whether it is adequate for what is being proposed. In this case, the parking will be accessed from the rear of the building as vehicles are planned to use the public alley to reach the garage parking for the units. This off-street parking and loading is appropriate and typical for a Brush Park development.

In response to criterion *n* which addresses *accessibility*, the Commission points to the fact that the development will incorporate a semi-circular driveway creating a more convenient ingress/egress for residents of the building. Using the alley access is typical for the land uses

located on the in Brush Park. The City's Fire Marshall conducted an initial review of the configuration of the plans and was satisfied.

Master Plan Consistency

The Planning and Development Department originally submitted a determination letter confirming the compatibility of the proposal with the City's Master Plan of Policies. CPC has received no negative comments by PDD to differ from the original Master Plan determination.

COMMUNITY ENGAGEMENT

The developer is in consultation with the Brush Park CDC in regards to a revised letter of support for the project. CPC has been waiting for this last

RECOMMENDATION

At its regular meeting of February 1st 2018, the City Planning Commission voted to approve this proposal with the following conditions:

1. That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise; and
2. That final site plans, elevations, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON



Marcell R, Todd, Jr., Director
Kimani Jeffrey, Staff

Attachment

Cc: Maurice Cox, Director, PDD
Gregory Moots, PDD
Arthur Jemison, Director, HRD
David Bell, Director, BSEED
Lawrence Garcia, Corp Counsel
Detroit Housing Commission

By Council Member _____ :

WHEREAS, the Intersection Consulting Group on behalf of 262 Mack, Mack Investments I, LLC has requested site plan review and approval of revised plans for a housing development on PD (Planned Development) zoned land in the Brush Park community at 262 Mack Ave. (also known as Tax Parcel No.01000878); and

WHEREAS, the PD district zoning classification is subject to the provisions of Article III, Division 5, Subsection C; "Authority to Review and Approve Site Plans," (Section 61-3-142) of the Detroit Zoning Ordinance requires that site plans be reviewed and approved by the Detroit City Council following the receipt of a written report and recommendation from the City Planning Commission; and

WHEREAS, the preliminary site plans and elevations for the development depict a revised proposal adding two new housing units that will contain 822 sq. ft. each to be erected above the two (2) car garage in addition to a previously approved nine (9) unit multi-family dwelling; and

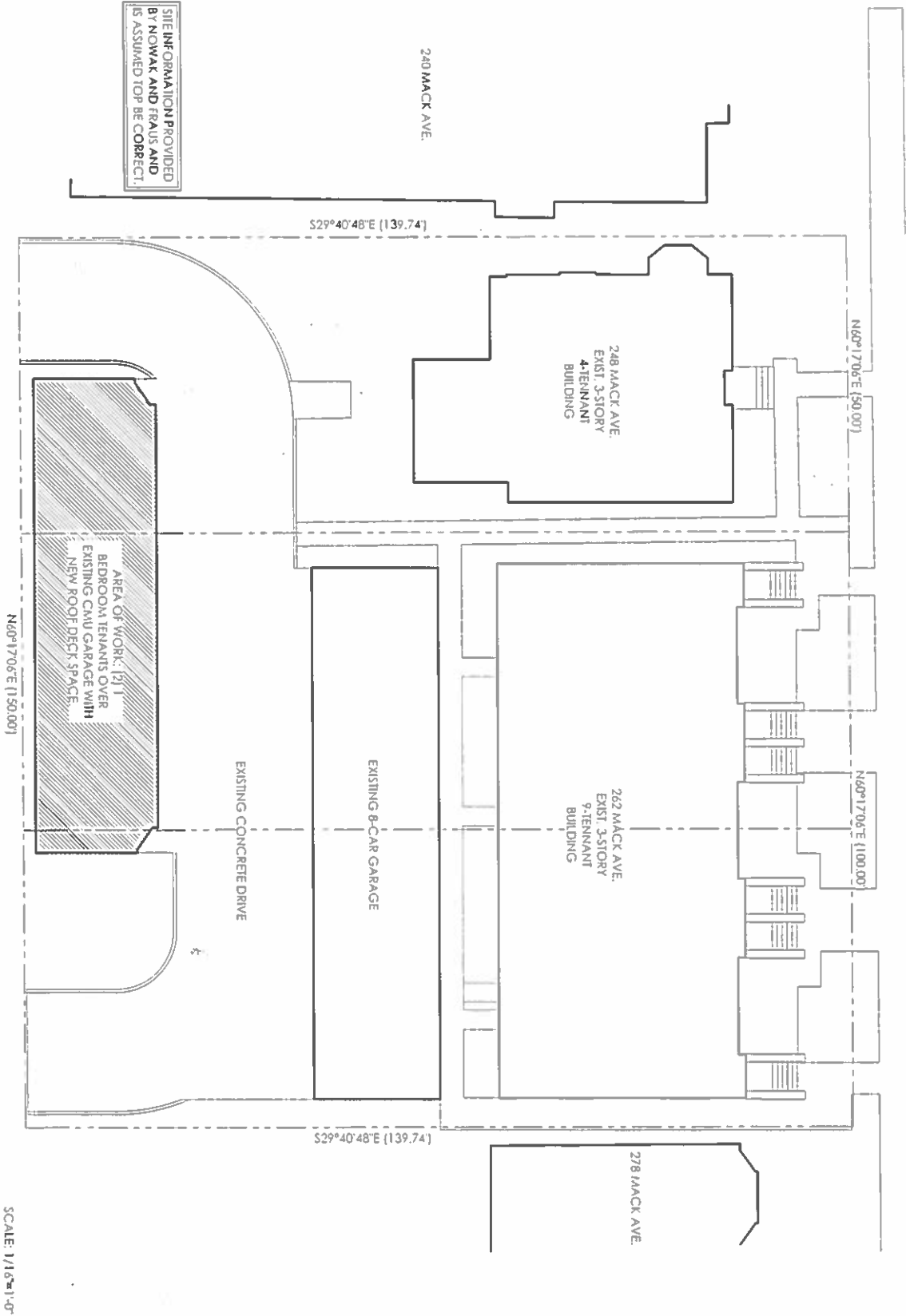
WHEREAS, the City Planning Commission and Planning and Development Department have found the proposed development to be in conformance with the Master Plan of Policies, the Brush Park Rehabilitation Project Third Modification Development Plan dated July 10, 2002 as well as the applicable site plan review approval criteria described in Article III, Subdivision D of the Zoning Ordinance;

WHEREAS, the Detroit City Council has reviewed the preliminary site plan and concurred with the findings of both CPC and PDD; and

THEREFORE, BE IT RESOLVED, that the Detroit City Council approves the preliminary site plans and elevations described in the corresponding communication from the City Planning Commission, dated November 8, 2018 and depicted in the "262 Mack Investments I LLC" prepared by Comprehensive Design Group, Inc. dated January 1, 2018 with the following conditions:

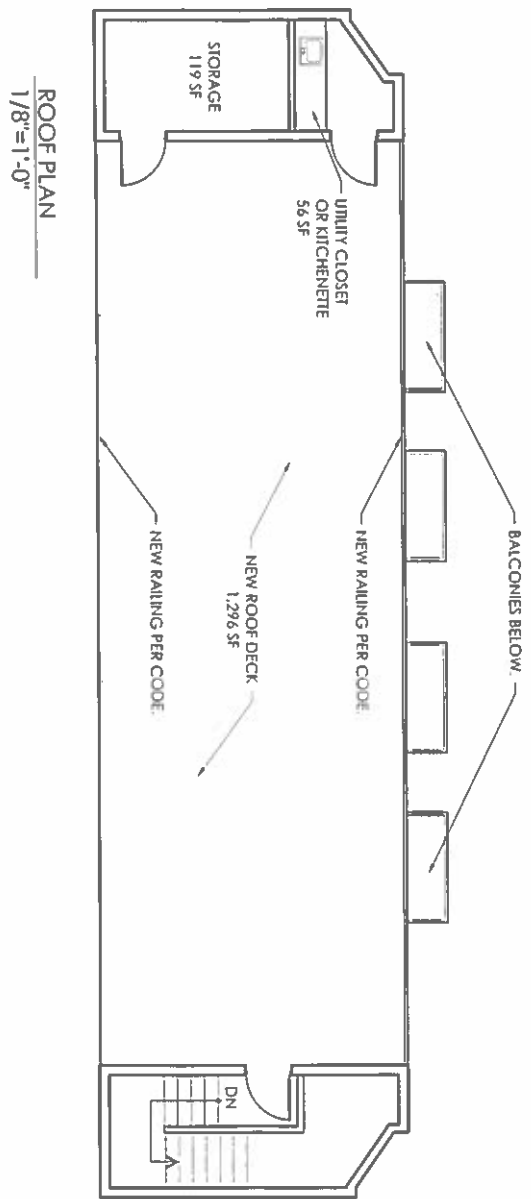
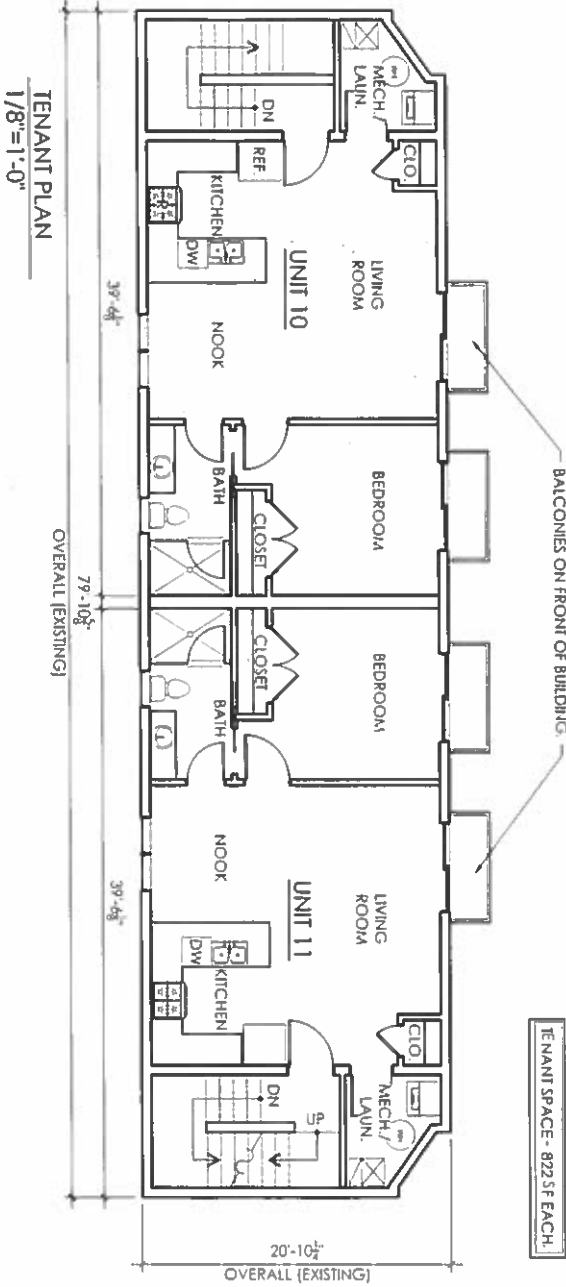
1. That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise; and
2. That final site plans, elevations, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval for consistency with approved plans prior to submitting applications for applicable permits.

SITE INFORMATION PROVIDED BY NOWAK AND FRAUS AND IS ASSUMED TO BE CORRECT.

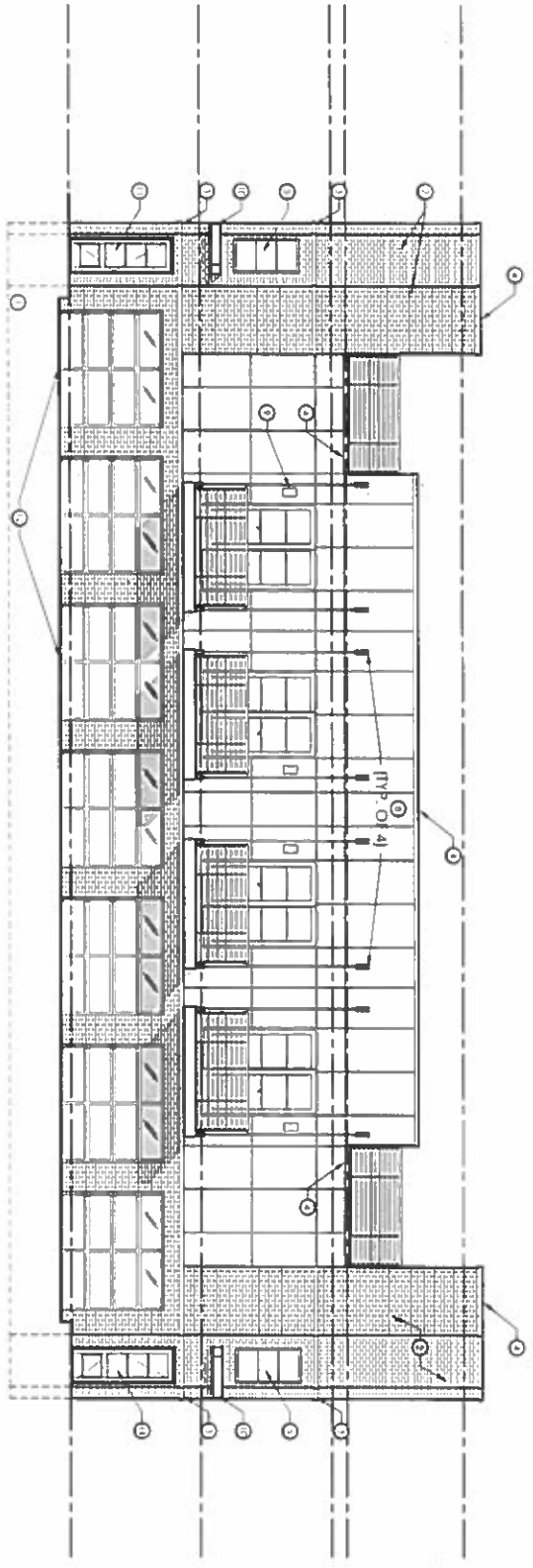


SCALE: 1/16"=1'-0"

| | | | | |
|-----------------------------|-----------------------------------|--|---|--|
| <p>1411 A0.1</p> | <p>ISSUE DATE: 10.25.2017</p> | <p>SHEET NAME: SCHEMATIC SITE PLAN</p> | <p>MACK INVESTMENTS I, LLC 262 MACK UNIT 10 AND 11 DETROIT, MICHIGAN 48201</p> |  <p>Dwaine G. Adie, AIA, ASID 628 East Parent Ave, Suite 104 Royal Oak, MI 48067 248-274-3777</p> |
|-----------------------------|-----------------------------------|--|---|--|



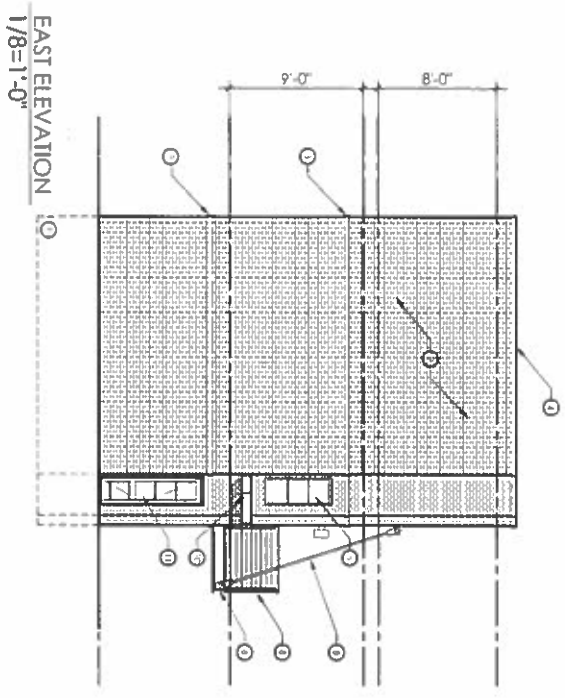
| | | | | | |
|--|--|--|--|-----------------------------------|------------------------------|
| <p>CDG CONSTRUCTION DESIGN GROUP</p> | <p>Dwiana G. Adle, AIA, ASID 428 East Parent Ave. Suite 104 Royal Oak, MI 48067 248-274-3777</p> | <p>MACK INVESTMENTS I, LLC</p> <p>262 MACK UNIT 10 AND 11 DETROIT, MICHIGAN 48201</p> | <p>SHEET NAME: SCHEMATIC FLOOR PLANS</p> | <p>ISSUE DATE: 10.25.2017</p> | <p>10-11 A0.2</p> |
| | <p>OVERALL (EXISTING)</p> | | | | |



NORTH ELEVATION
1/8=1'-0"

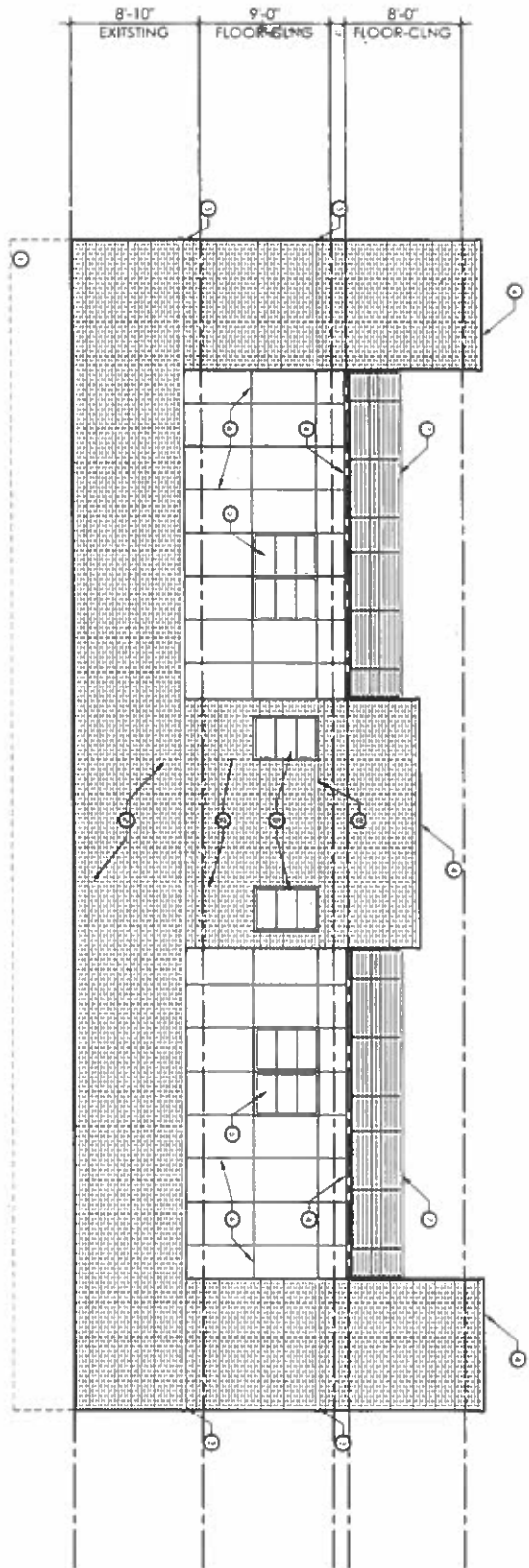
| KEY NOTES | |
|-----------|--|
| 1 | EXISTING CONCRETE FOUNDATION |
| 2 | NEW BRICK VENEER |
| 3 | NEW STONE BAND |
| 4 | STONE CAP ON WALL |
| 5 | ALUMINUM WINDOWS |
| 6 | METAL PANEL SYSTEM |
| 7 | METAL RAILING |
| 8 | NEW BALCONY TO MATCH W/ RAILING AND TIEBACKS |
| 9 | EXTERIOR LIGHTING |
| 10 | EXPOSED STEEL AWNING AT DOOR |
| 11 | NEW DOOR IN EXISTING OPENING TO MATCH |
| 12 | NEW GARAGE DOORS (TYP OF 7) W/ FROSTED GLASS |

* ALL FINISHES TO MATCH EXISTING BUILDING *



EAST ELEVATION
1/8=1'-0"

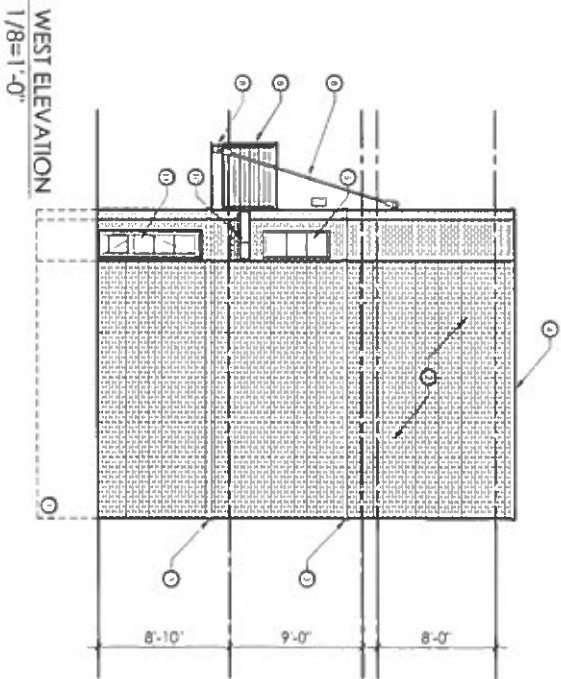
| | | | |
|---------------------------------------|---|--|---------------------------|
| SHEET NAME SCHEMATIC ELEVATIONS | MACK INVESTMENTS I, LLC 262 MACK UNIT 10 AND 11 DETROIT, MICHIGAN 48201 |  Dwight G. Adie, AIA, ASD 428 East Foran Ave. Suite 104 Royal Oak, MI 48067 248-274-3777 | ISSUE DATE: 01.18.2018 |
| | | | SHEET NO. A0.3 |



SOUTH ELEVATION
1/8"=1'-0"

| KEY NOTES | |
|-----------|---|
| 1 | EXISTING CONCRETE FOUNDATION |
| 2 | NEW BRICK VENEER |
| 3 | NEW STONE BAND |
| 4 | STONE CAP ON WALL |
| 5 | ALUMINUM WINDOWS |
| 6 | METAL PANEL SYSTEM |
| 7 | METAL RAILING |
| 8 | NEW BALCONY TO MATCH W/ RAILING AND TIEBACKS |
| 9 | EXTERIOR LIGHTING |
| 10 | EXPOSED STEEL AVINING AT DOOR |
| 11 | NEW DOOR IN EXISTING OPENING TO MATCH |
| 12 | NEW GARAGE DOORS (TYP. OF 7) W/ FROSTED GLASS |

* ALL FINISHES TO MATCH EXISTING BUILDING *



WEST ELEVATION
1/8"=1'-0"

| | | | | |
|----------------------|---------------------------|--|--|--|
| SHEET A0.4 | ISSUE DATE: 01.18.2018 | SHEET NAME: SCHEMATIC ELEVATIONS | MACK INVESTMENTS I, LLC 262 MACK UNIT 10 AND 11 DETROIT, MICHIGAN 48201 |  Dwight G. Adler, AIA, ASID 428 East Forest Ave, Suite 104 Royal Oak, MI 48067 248-224-3777 |
| | | | | |

CPC File #: _____

Date of Filing: _____

RE: _____

City Planning Commission
202 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

**APPLICATION FOR DEVELOPMENT PROPOSAL APPROVAL IN THE
PD (PLANNED DEVELOPMENT), PC (PUBLIC CENTER) AND
PCA (RESTRICTED CENTRAL BUSINESS DISTRICT) ZONING DISTRICTS**

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on development proposals proposed in PD, PC, and PCA zoning districts. Please provide the following necessary information regarding the proposal so that the Commission may proceed in its review process.

The City Planning Commission may schedule a discussion or public hearing on this matter after all the required information has been received. The applicant (or a representative of the applicant) is generally expected to be present at such discussion or public hearing to present the proposal and to answer any questions.

The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The City Planning Commission may request all necessary information pertaining to any development matters referred to it by the City Council in carrying out its duties as set forth in Section 4-402 and 6-204 of the City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning to the PD (Planned Development District) zoning classification must complete this application.

Signature of Applicant: _____

Date: _____

ZONING FEE:

Effective January 11, 1995, the applicant will be charged a fee for the processing of a request to rezone property. The fee schedule is as follows:

| <u>Size of Property</u> | <u>Fee</u> |
|-------------------------|--|
| One acre or less | \$350.00 |
| Over one acre | \$350.00 for the first acre plus \$25.00 for each additional acre to a maximum of \$1,000.00 |

Payment of the fee must be in the form of a check or money order payable to the "City of Detroit - Treasurer".

ITEMS 1 - 20 TO BE COMPLETED BY ALL APPLICANTS

(1) Name of Applicant: Brian Ellison, Intersection Consulting Group LLC

Address of Applicant: 2233 Park Ave Suite 302

City, State, Zip Code: Detroit, MI 48201

Telephone Number: 313-397-5863

(2) Name of Property Owner: Mack Investments I, LLC

Address of Property Owner: 432 N Washington

City, State, Zip Code: Royal Oak, MI 48067

Telephone Number: 248-207-5132

(3) Name of Architect (if any): Dwane Adle

Address of Architect: 628 E Parent Ave, Suite 104

City, State, Zip Code: Royal Oak, MI 48067

Telephone Number: 248-224-3777

(4) Proposed Manager (if any): _____

Address of Manager: _____

City, State, Zip Code: _____

Telephone Number: _____

(5) Name of Developer: Alexander Real Estate

Address of Developer: 431 N Main

City, State, Zip Code: Royal Oak, MI 48067

Telephone Number: 248-850-8632

(6) Title of Proposal: Apartment addition to existing garage

(7) General Description of Proposal: Developer to add 2 residential apartments to existing
parking garage.

(8) Address of Subject Parcel: 262 Mack Ave

Between John R and Brush
(Street) (Street)

(9) Legal Description of Subject Parcel: (May be attached)

(10) General Location of Subject Property:

East of Woodward, South side of Mack Ave

(11) Present Zoning of Subject Parcel:

PD H

(12) Proposed Zoning of Subject Parcel (if change is being requested):

NA

(13) Size of Subject Parcel (Dimensions): 100' X 95'

(Acreage): _____

(14) If rezoning to PD is proposed, state reason why the present zoning classification is not appropriate and why the PD zoning classification is more appropriate.

NA

(15) Zoning of Adjacent Properties:

To the North - R6

To the South - PD-H

To the East - PD-H

To the West - PD-H

(16) Development of Adjacent Properties:

To the North - _____

To the South - _____

To the East - _____

To the West - _____

Size of Proposed Structure(s)

(17) Ground Coverage Dimensions of Each Structure:

(A) 20' X 80' _____

(B) _____

(C) _____

(D) _____

(E) _____

(18) Gross Square Footage of Each Total Structure and Each Floor of Each Structure(s):

(A) 3200 ft² total: 1600 ft² (residential) 1600ft² garage

(B) _____

(C) _____

(D) _____

(E) _____

(19) Height (in stories and feet) of Each Structure(s):

(A) 2 stories, 25'10"

(B) _____

(C) _____

(D) _____

(E) _____

(20) Total Gross Square Footage of All Structures: _____

COMPLETE LINES 21 – 25 IF RESIDENTIAL DEVELOPMENT IS PROPOSED

(21) The total number of each type of residential building proposed (townhouse, garden apartments, etc.)

1 building (addition)

(22) Total Number of Dwelling Units: 2 of which

_____ are efficiency units of _____ sq. ft. each;

2 are 1-bedroom units of 822 sq. ft. each;

_____ are 2-bedroom units of _____ sq. ft. each;

_____ are 3-bedroom units of _____ sq. ft. each; and

_____ are other (specify) _____ of _____ sq. ft. each.

(23) Anticipated Rent Structure: market

(24) Number of Subsidized Units: 0

(25) Special Amenities Provided (swimming pool, community area, outdoor recreation, etc.)

private rooftop outdoor space

(26) IF NON-RESIDENTIAL DEVELOPMENT IS PROPOSED, STATE IN DETAIL THE INTENDED USE OF THE BUILDING(S):

NA

COMPLETE ITEMS 27 - 29 IF THE PROPOSED DEVELOPMENT IS WITHIN A CITIZENS' DISTRICT COUNCIL AREA

(27) Name of Citizens' District Council: _____

(28) Date of Citizens' District Council Approval: _____

(29) Date of Detroit Housing Commission Approval: _____

REMAINING ITEMS TO BE COMPLETED BY ALL APPLICANTS

(30) Total Number of Off-Street Parking Spaces Proposed: 0 new (garage parking pres) of which _____ will be structure parking and _____ will be surface parking.

(31) Size of Surface Parking Area (square feet): NA _____

(32) Size of Parking Structure Ground Coverage (square feet): NA _____

(33) Number of Levels: NA _____

(34) Number of off-street parking spaces required by Zoning Ordinance: 2 _____

(35) Types of Financing/Subsidy Mechanisms: private equity _____

(36) (IF APPLICABLE) Number and type of structure(s) presently existing on site that are to be demolished as part of this development:

NA

(37) (IF APPLICABLE) Legal description of streets and alleys (or portions thereof) to be vacated (a separate sheet must be attached justifying in substantial detail such vacations and stating impact such vacations would have on adjacent properties; in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these vacations, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application)

NA

(38) (IF APPLICABLE) Legal Description of streets and alleys to be dedicated (may be attached); (in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these dedications, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application):

NA

(39) (IF APPLICABLE) Nature of Necessary Modification to an Adopted Development Plan:

Allowance for the addition of 2 residential apartment units above existing garage.

(40) Describe any energy saving features of this development:

NA

(41) Community Organizations and/or Block Clubs contacted by applicant:

| Group Name/Address | Contact Person/Phone Number |
|-----------------------|--|
| <u>Brush Park CDC</u> | <u>Karissa Holmes (original application)</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

(42) Adjacent Property Owners, Businesses or Residents contacted by Applicant:

| <u>Name</u> | Indicate: <u>Owner</u> <u>Business</u> <u>Resident</u> | <u>Address</u> | <u>Address of</u> <u>Adjacent Property</u> | <u>Phone</u> |
|-------------|---|----------------|---|--------------|
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |

(43) Number of new employees anticipated as a result of this proposal:

Temporary: 0 _____

Permanent: 0 _____

(44) Anticipated Beginning Construction Date: 01 MAR 18 _____

(45) Anticipated Construction Completion Date: Partial- _____

Total- 01 MAY 18 _____

(46) Letters of Review and/or comment from Reviewing Agencies attached:

| | |
|----------------------------|--------------|
| ___ D-DOT | Dated: _____ |
| ___ Planning & Development | Dated: _____ |
| ___ Recreation | Dated: _____ |
| ___ Police | Dated: _____ |
| ___ Fire | Dated: _____ |
| ___ Public Lighting | Dated: _____ |
| ___ Aviation | Dated: _____ |
| ___ Air Quality Management | Dated: _____ |
| ___ DPW | Dated: _____ |
| | Dated: _____ |
| | Dated: _____ |

PLANS AND MAPS:

Submit ten (12) copies of plans and maps of the proposed development at a scale of not less than 1" = 20' if the subject parcel is under 3 acres, and not less than 1" = 100' if the subject parcel is 3 acres or more. Such plans and maps are to be fully dimensional and must include the following details:

- A. Outline of subject parcel with all adjacent and abutting public right-of-way lines.
- B. Layout and configuration of all buildings presently existing on the subject parcel.
- C. Layout and configuration of all proposed buildings and existing buildings to remain on the subject parcel.
- D. Layout and configuration of proposed parking area(s), access road(s), and screening, as well as vehicular and pedestrian circulation patterns within and adjacent to the site.
- E. Sign location(s) and detail(s) (if applicable).
- F. Survey indicating existing on-site utility easement(s) and installation location(s).
- G. Landscaping plan indicating height (existing height or height at time of planting), species and location of such, and indicating which are existing and which are to-be-planted.
- H. All elevations of proposed building(s) with indication of the type of exterior materials to be used.
- I. Location and design of pedestrian and driveway/parking area lighting fixtures (if applicable).
- J. Location of alleys and/or streets to be vacated and/or dedicated (if applicable).
- K. Location of all outside trash or rubbish storage areas.