

Alton James
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Lauren Hood, MCD
Vice Chair/Secretary

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

Regular Meeting
September 6, 2018
Committee of the Whole Room -13th Floor
Coleman A. Young Municipal Center

MINUTES

I. Opening

A. Call to Order

The meeting was called to order by Chairperson James at 5:11 pm.

B. Roll Call - Marcell Todd, Director, City Planning Commission. A quorum was present.

Present: Andrews, James, Hood (*Exited @ 10:02 pm*), Davis, Esparza, Pawlowski (*Exited @ 9:47 pm*), Russell and Webb.

C. Amendments to and Approval of Agenda

Commissioner Andrews motioned to approve agenda; seconded by Commissioner Russell.

II. Minutes

A. Minutes for July 19, 2018 and August 2, 2018.

Commissioner Russell motioned to postpone approval of the minutes for July 19, 2018 and August 2, 2018 until September 20, 2018; seconded by Commissioner Davis.

III. Public Hearings and Presentations

A. PUBLIC HEARING – to consider Master Plan Change #19, the request of the Planning and Development Department, to amend the Master Plan of Policies by amending the Future Land Use Map of the Pembroke Neighborhood of Master Plan Cluster 10 to show an “INST,” Institutional, designation where a “PRC”, Recreation, designation presently exists on land generally bounded by Norfolk Street on the north, Cherrylawn Street on the east, Chippewa Avenue on the south, and Indiana Street on the west.

Attendees: Jamie Murphy, CPC staff; Jermaine Ruffin, Director of Development West Region, HRD Fr. Theodore Munz, University of Detroit Jesuit High School
Kim Tandy, District 2 Manager, Department of Neighborhoods

Jamie Murphy, CPC staff member, provided a summary of the request from Planning and Development Department to amend Master Plan Change #19, located in Neighborhood Cluster 10, Council District 2. It consists of Joe Louis Park, Johnson Recreation Center (vacant) and the Higginbotham School (vacant). The University of Detroit Jesuit High School (UDJ) proposes to purchase and redevelop the recreation center and park. The redevelopment would include construction of three soccer/lacrosse fields. The building rehab would include meeting rooms, locker rooms and gymnasium; tennis courts, a playground and community garden are also planned.

The current designation for the site is Recreation (PRC) in the Master Plan Future Land Use; PDD proposes to change it to Institutional (INST). The sale of land designated as a park is prohibited, per the restrictions in Section 5(1) (e) of the Home Rule City Act (Act 279 of 190). The proposed Master Plan Amendment would declare the site surplus to the needs of the Recreation Department, allowing for the sale.

Public Comment

Against

Vernon Jackson
Hazel Fludd
Stevetta Johnson
Teresa J. Moon
Patricia Wells
Loretta Bunn
Geraldine Mickie
Kenneth Scott
Ajia Mitchell
C Rochelle
Brittany Weinstein

In Favor

Coach Garnett A.M
Dwight Smith
Jerry Powell
Blair Ramsey
Linda Williams
Fred Martin
Marlene Martin

Uncommitted

Renee Turnbore
Duane Abram

Staff Recommendation

CPC Staff recommends approval of the amendment to the Master Plan designation for the site from Recreation (PRC) to Institutional (INST). Under this proposal, the recreation center and the park will be open to the public on a limited basis through a public/private collaboration.

Commissioner Andrews motioned to accept CPC staff recommendation to amend Master Plan by showing an Institutional (INST) designation where a Recreation (PRC) designation presently exists; seconded by Commissioner Davis. The motion failed 4/4; Andrews, Davis, Russell, James Ayes; Hood, Pawlowski, Esparza and Webb – Nays

- B. PUBLIC HEARING – to consider Master Plan Change #20, the request of the Planning and Development Department, to amend the Master Plan of Policies by designating the relocated Oakwood Boulevard to “Major Street” and removing the “Major Street”**

designation of Old Oakwood Boulevard in Neighborhood Cluster 5.

Public Comment – George Davis, Detroit Salt Co.

Staff Recommendation

CPC staff recommends approval of the proposed amended Master Plan.

Commissioner Hood motioned to accept CPC staff recommendation to amend the Master Plan by designating the relocated Oakwood Boulevard to “Major Street” and removing the “Master Street” designation of Old Oakwood Boulevard; seconded by Commissioner Pawlowski. Motion approved.

- C. **PUBLIC HEARING** – to consider the request of American Community Developers, Inc. (ACD), to modify the provisions of an existing PD-H (Planned Development-Historic) district on District Map 4, Article XVII, of the 1984 Detroit City Code, Chapter 61, Zoning, for land bounded by Brush Street on the west, Watson Street on the north, Beaubien Street on the east and Wilkins Street on the south. **(SAME DAY ACTION REQUESTED)**

Kimani Jeffrey, CPC staff member, provided a summary of the request of American Community Developers, Inc. to modify the provisions of an existing PD-H (Planned Development Historic). The petitioner proposes to construct three (3) multi-story buildings with one (1) level of below grade parking and an additional seven (7) spaces above grade level. The proposed site is 1.42 acres, consisting of eleven (11) parcels and bounded by Brush on the west, Watson on the north, Beaubien on the east and Wilkins on the south. The petitioner owns two (2) parcels and the remaining (9) are under the control of the City of Detroit and is subject to a development agreement with ACD. ACD was awarded the project after responding to the City’s request for proposals (RFP).

The site is within the Lower Woodward area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies; and shows high density residential for the subject property. Staff has requested a letter from PDD relative to the consistency of the use of the Master Plan.

The proposal meets the following four (4) approval criteria listed in Section 61-3-80 of the zoning ordinance:

- (a) Master Plan – The proposed development should reflect applicable policies in the Detroit Master Plan.

CPC staff indicated that the development is consistent with the Master Plan of Policies; the high density residential designation suggests that the developer can exceed the heights proposed.

- (b) Scale, form, massing and density – Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development. The subject block is void of structures. The proposed buildings are at an

appropriate scale and are not abrasive to neighboring buildings.

- (e) Parking and loading – Where appropriate, adequate vehicular off-street parking and loading should be provided. The Planning Commission is guided by standards delineated in this zoning ordinance with adjustments appropriate to each specific situation.

Parking are stationed underground. Single level below grade parking is more expensive than above grade options; the benefit of traffic flow is significant. The parking is helpful aesthetically, removing surface lots that would occupy the site and surrounding properties.

- (g) Open space – Adequate public and private open space should be provided for light and air, landscaping and where appropriate for passive and active recreation.... The project proposes allows for open space that will be available to residents and the public. The open space will be interior to the development, giving it a secure environment. The space will accommodate the influx of people coming into the neighborhood after the numerous construction jobs.

Staff Recommendation

The City Planning Commission Staff recommends approval with the following conditions:

1. The developer must continue to revise the design of the project to the reasonable satisfaction of the City Planning Commission; and
2. The developer must mitigate construction related impacts on neighboring properties; and
3. The developer must receive a letter of recommendation from the Brush Park CDC prior to final zoning approvals; and
4. All final site plans, lighting, signage and elevations must be approved by the City Planning Commission Staff prior to application for building permits.

Commissioner Andrews motioned to waive same day action requirements; seconded by Commissioner Davis. Motion approved.

Commissioner Davis motioned to accept staff recommendation to approve with conditions; seconded by Commissioner Pawlowski. Motion approved.

- D. **PUBLIC HEARING** - to consider the request of the Roxbury Group, to amend Article XVII, District Map No. 29 of the 1984 Detroit City Code, Chapter 61, Zoning, to show an SD1 (Special Development District—Small Scale, Mixed-Use) where R2 (Two-Family Residential District) and B4 (General Business District) zoning classifications

are currently shown on properties abutting to the northeast corner of Kercheval Street and Van Dyke Road generally bounded by Van Dyke Road on the west, Durand Street on the north, Parker Street on the east and Kercheval Street on the South.

Kimani Jeffrey, CPC Staff, provided a summary of report dated September 4, 2018 regarding request of the Roxbury Group. The petitioner proposes to rezone the subject property to allow for a 6,000 square foot, four-story commercial retail and residential mixed-use development. Parking will be on-site and screened from view from the right-of-way. There are eleven (11) parcels proposed for rezoning, 8003, 8015, 8021, 8025, 8033, 8035 and 8047 Kercheval; and 2122, 2128, 2132, and 2138 Van Dyke.

The subject property is located in the Butzel area of Neighborhood Cluster 3. The future land use in the Master Plan designates the subject parcels on Kercheval as Neighborhood Commercial (CN) and the parcels that abut Van Dyke as Neighborhood Commercial (CN) and Low-Medium Density Residential (RLM). The most appropriate zoning classification for the RLM designation listed are the R2 Two-Family Residential and Low Density Residential. The Planning and Development Department has submitted a Master Plan determination letter in support of the proposed rezoning. The proposed rezoning stems from the Planning and Development Department’s Islandview- Greater Villages planning study.

Public Comment

Against

Tristan Taylor
V. Katariski
Brian Silverstein
Marilyn Weathersby
Brittany Weinstein
Vassilis Jacobs
Rebecca Rueble
Toyia Watts
Allison Laskey
Susan Rusinowski

In Favor

Alex DeCamp
Cedric Brown
Regine Davenport
Ray Watson
Reimer Priester

Uncommitted

Mollie Mahoney
Leon Stevenson

The Commission expressed concerns regarding the lack of traffic study; limited parking and limited community engagement.

IV. Unfinished Business

- A. Consideration of the Request of Parkstone Development Partners on behalf of Develop Detroit, to amend Article XVII, District Map 2, of the 1984 Detroit City Code, Chapter 61, Zoning, to establish a PD (Planned Development) zoning classification where B4 (General Business District) and M3 (General Industrial District) zoning classifications currently exist on land generally bounded by Gratiot Avenue, Russell Street, and Maple Street to allow for multiple mixed-use buildings with residential,

retail, commercial and institutional space, including a parking structure and additional off-street parking spaces.

Kimani Jeffrey, CPC staff member, provided a summary of the zoning amendment request. A public hearing was held on August 2, 2018 during the City Planning Commission Regular Meeting. The petitioners are proposing a mixed-use development, which includes 253 residential units and 41,000 square feet of retail and office/institutional uses. The site lies between the Eastern Market and Lafayette Park, contains approximately 2.7 acres and is located within the Lower East Central area of the Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows MR1 (Mixed Residential Industrial).

The Planning and Development Department (PDD) has submitted a letter supporting the project and its consistency with the Master Plan.

The Department of Public Works/Traffic Engineering Division has reviewed traffic circulation of the proposed site is sufficient. The proposal accommodates the parking and loading areas.

Staff Recommendation

The City Planning Commission Staff recommends approval with the following conditions:

1. The developer must continue to revise the design of the project to the reasonable satisfaction of the City Planning Commission; and
2. The developer must mitigate construction-related impacts on neighboring properties; and
3. The City Planning Commission staff must approve all final site plans, lighting, signage and elevations prior to application for building permits.

Commissioner Webb motioned to accept staff’s recommendation to approve, with conditions; seconded by Commissioner Esparza

V. New Business - None

VI. Committee Reports - None

VII. Staff Report - None

VIII. Communications - None

IX. Public Comment - None

X. Adjournment