

**City Planning Commission Regular Meeting
February 15, 2018
Committee of the Whole Room
13th Floor – Coleman A. Young Municipal Center**

I. Opening

A. Call to Order

The meeting was called to order by Chairperson James at 5:10 pm.

B. Roll Call

Present: James, Andrews, Davis, Esparza, Fairrow, Hood, Pawlowski, Webb and Russell.

C. Amendments to and Approval of Agenda

Commissioner Hood motioned to approve agenda with amendments; seconded by Commissioner Pawlowski. Motion approved.

II. Minutes

A. Review and approval of the minutes for September 7, 2014.

Approval of minutes for September 18, 2014 pending clarification from Law Department whether commissioners can approve minutes for meetings prior to their appointments.

III. Public Hearings and Presentations

- A. Public Hearing - Request of Mr. Michael Boggio, Architect on behalf of As-Is, LLC, to amend the existing PD (Planned Development) zoning classification on District Map 74, Article XVII, of the 1984 Detroit City Code Chapter 61, 'Zoning' for the property located at 21451 W. Grand River Avenue generally bounded by W. McNichols Road, Grand River Avenue, Westbrook Street, Verne Street and Burgess Street.**

Jamie Murphy, CPC staff member, provided a summary status report, dated February 13, 2018, regarding a request to amend the provisions of an existing PD (Planned Development) zoning classification, established by Ordinance No. 33-11. The property, located at 21451 W. Grand River Avenue, was rezoned a PD in 2011 to allow for development of Redford Marketplace. The development complies with the original approved plans; except for several deviations with the out-lot development of Parcel B. The elevations showed clear glass windows and operable doors; only one unit has clear glass and an operable door. The other five units have

opaque glass windows or signage and no operable doors. The petitioners assured the Commissioners that the signage and opaque glass will be removed, and all doors will be operable.

The proposed development would allow Flagstar Bank, which will occupy a unit in Parcel B, to install a drive-up ATM in the parking lot behind the building. The existing PD currently prohibits this use. The proposal meets the eight (8) approval criteria for a map amendment listed in Section 61-3-80 of zoning ordinance; and its location within the Rosedale Area of Neighborhood Cluster 8 is consistent with the Detroit Master Plan of Polices.

CPC staff recommends approval and amendment of Ordinance No. 33-11 according with the standard condition:

That final site plans, elevation, landscape, lighting and signage plans be submitted for City Planning Commission staff approval prior to making application for applicable permits.

Commissioner Andrews motioned to approve staff recommendation, with standard condition; seconded by Commissioner Davis. Motion approved.

- B. PUBLIC DISCUSSION** – Request of Develop Detroit to amend Article XVII, District Map No. 5, of the 1984 Detroit City Code, Chapter 61, Zoning, and modify the provisions of the existing PD (Planned Development) zoning classification established by Ordinance 833-G at the property commonly referred to as 4444, 4500 and 4520 Trumbull, as well as 1303 West Forest.

Kimani Jeffrey, CPC staff member, provided a summary status report, dated February 13, 2018, regarding request of Develop Detroit to modify the provisions of an existing PD (Planned Development) zoning classification. The approval of the request would allow for the rehabilitation of an existing fifty-three (53) unit, senior housing development and the construction of two new 85-unit retail/residential buildings.

The petitioner's request was approved during a public hearing, held on November 3, 2016, with conditions. However, the first phase of the project did not come to fruition and the matter did not advance for public hearing and review by the Detroit City Council. The petitioner plans to complete the project but due to the delay, CPC staff brought the request back to the Commission. The staff believes the proposed development is consistent with the original approved plans.

Staff's recommends reaffirmation of the Commission's original approval with the same conditions:

That it be determined by PDD that the development is consistent with the

Detroit Master Plan of Polices.

That the University Meadows Development Team continue to work on design with the community and to CPC satisfaction in concert with PDD according to ordinance regulations and design guidelines.

That final site plans, elevation, landscape, lighting and signage plans be submitted for City Planning Commission staff approval prior to making application for applicable permits.

That the developer work to mitigate construction impacts with existing neighbors.

Commissioner Fairrow motioned to reaffirm original approval, with staff recommendations, conditions and updates; seconded by Commissioner Pawlowski. Motion approved.

C. DISCUSSION (CONTINUED) – AARP Livable Communities Program

Commissioner Davis and Director Marcel Todd provided summary updates regarding the Livable Communities Program.

Commissioner Pawlowski motioned to direct CPC staff to prepare a draft resolution for support of Detroit’s designation as an AARP Livable Community, seconded by Commissioner Andrews. Motion approved.

D. DISCUSSION - CPC Committee Structure

Director, Marcel Todd provided an update regarding CPC Committee Structure with emphasis on the required update of the commission’s by-laws and rules and regulations; similar to the City Council, per the Law Department’s recommendation. The following sub-committees were established: By-Laws; Goals and Objectives; Rules and Regulations and AARP Livable Communities. These committees are subject to the Open Meetings Act and scheduled meetings must be posted.

IV. Unfinished Business

Consider the request of Parkstone Development Partners on behalf of Develop Detroit, to modify the provisions of an existing PD-H (Planned Development) zoning district within an existing historic district by amending Article XVII, District Map 6, of the 1984 Detroit City Code, Chapter 61, Zoning, for parcels commonly known as 79-119 Garfield Street to allow for a mixed-use development to provide approximately 85 apartment units, commercial tenant

space, a parking structure and outdoor community space.

Commissioner Russell motioned to approve with staff recommended conditions; seconded by Commissioner Hood. Motion approved.

V. New Business - None

VI. Staff Report

VII. Communications

VIII. Public Comment - None

IX. Adjournment - The meeting adjourned at 10:05pm.

DRAFT