

Alton James
Chairperson
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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
August 2, 2018

MINUTES

I. Opening

A. Call to Order

The meeting was called to order by Chairperson James at 5:12 pm.

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

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

C. Amendments to and Approval of Agenda

Commissioner Hood motioned to approve agenda; seconded by Commissioner Webb.

II. Minutes

A. Minutes for July 19, 2018

Commissioner Webb motioned to review and bring the minutes of the July 19, 2018 meeting back on September 6, 2018 for approval; seconded by Commissioner Davis.

III. Public Hearings and Presentations

A. PUBLIC HEARING - Request of Mona Ross-Gardner to amend Article XVII, District Map 4, of the 1984 Detroit City Code, Chapter 61, Zoning, to modify the provisions of the existing PD-H (Planned Development District-Historic) zoning classification established by Ordinance 25-96 at the property commonly known as 2458 Brush Street and also 419 and 429 E. Fisher Freeway to allow for a standard restaurant as defined in Sec. 61-16-41 of the Detroit Zoning Ordinance, including the sale and consumption of alcoholic beverages on the premises.

Kimani Jeffery, CPC staff member, provided summary of report dated July 31, 2018 relative to request of Mona Ross-Gardner to modify an existing PD (Planned Development District-Historic) zoning classification at properties commonly known as 2458 Brush, 419 and 429 E. Fisher Freeway. This modification will allow for the proposed development of a standard restaurant with the sale and consumption of

alcoholic beverages on the premises. The property has an abutting parking lot, which lies to the east of the existing facility and contains twenty- nine (29) parking spaces. The proposed site is located within the Lower Woodward area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Brush Park CDC unanimously voted in support of the proposed use.

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

- (4) *“Whether the location of the proposed planned development district is appropriate.”*

The proposed use is appropriate; location and frontage is on the north/south thoroughfare of Brush Street, which is consistent with proposed Form Based Code.

- (7) *“The proposed type and density of use shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities, that the natural features of the subject site have the capacity to accommodate the intended development, and that the development shall not place an unreasonable burden upon surrounding land or land owners.”*

The location will be conducive to the amount of traffic generated by the facility. The property is on the north/south thoroughfare of Bush Street and bounded by the Fisher Freeway Service Drive, which eliminates possible nuisances to the residential community. The ingress to the proposed property is located on the service drive, limiting negative impacts to adjacent property owners.

- (8) *“Whether the proposed Planned Development is consistent with the Master Plan, as determined by the Planning and Development Department.”*

The Planning and Development Department previously submitted a letter stating Master Plan consistency for more intensive land use. CPC staff has spoken with the Planning and Development Department regarding letter relative to this PD amendment.

CPC staff recommends approval of petitioner’s request to modify provisions of existing PD-H (Planned Development District-Historic) zoning classification established by Ordinance 25-96 for properties commonly known as 2458 Brush, 419 and 429 E. Fisher Freeway to allow for a standard restaurant, including the sale and consumption of alcoholic beverages on premises with the following conditions.

1. That no drive-up or drive-through facilities are allowed for the standard restaurant land use at the subject properties and that drive-up or drive-through facilities are considered **prohibited**.

2. That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise;
3. 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 making application for applicable permits.

Commissioner Pawlowski motioned to accept staff recommendations with conditions; seconded by Commissioner Webb. Motion approved.

- B. PUBLIC HEARING - 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 Jeffery, CPC staff member, provided a summary of report dated July 30, 2018 relative to zoning amendment request. 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). CPC staff has submitted a request for a determination letter indicating that the amendment is in conformance with the City's Master Plan to the Planning and Development Department.

- C. DISCUSSION - Marihuana Task Force**

The City Planning Commission and staff participated in a discussion relative to the development and formation of a Marihuana Task Force, to address the potential passing of the November 6, 2018 ballot proposal to legalize marijuana in Michigan.

IV. Unfinished Business

- A.** Consideration of the request of Covenant Community Care, Inc. to modify the existing PD (Planned Development) zoning classification created by Ordinance No. 15-10 on Zoning District Map No. 40 at the former Herman Gardens public housing site now known as Gardenvue Estates to allow for the construction of a new one-story building to be occupied by a medical and dental clinic at 17625 Joy Road Avenue to the south and the north-south alley first west of Green Avenue to the west.

Chris Gulock, CPC staff member, provided a summary of report dated August 1, 2018 relative to request of Covenant Community Care, Inc. to modify existing PD (Planned

Development) zoning classification at the former Herman Gardens public housing site, now Gardenview Estates.

The City Planning Commission held a public hearing on June 21, 2018 regarding petitioner's request to construct a one-story building that would house the Covenant Medical Clinic, a University Mercy School of Density Clinic and a multi-purpose community meeting room. No voting action taken.

After the June 21, 2018 public hearing, a meeting with the Planning and Development Department resulted in changes to the original site plan. The petitioner plans to submit a revised site plan. CPC staff agrees with the revised site plan to move the community meeting room to the front of the building activating the facade facing Joy Road and to move the main drop-off to the middle of the site facing east. CPC staff proposed expanding the front setback to match the senior building to the east.

CPC staff recommends approval of the request of the Covenant Care Community, Inc. to modify the existing PD created by Ordinance No. 15-10 of 2010 on Zoning District Map No. 40 within Article XVII, Chapter 61 of the 1984 Detroit City Code, Zoning with the following condition:

1. That a revised site plan be submitted to show a black, maximum 6-foot high, decorative metal or chain link fence surrounding the staff parking lot;
2. That a revised landscape plan be submitted showing additional landscaping in the following area: 1) adjacent to all sides of the building; 2) the southeast corner of the site adjacent to existing residential units, 3) within the open space adjacent to the multi-purpose community room, and 4) within the secured staff parking lot;
3. That the site plan be revised to show all parking spaces within the parking lot to be not less than nine (9) feet by twenty (20) feet (except handicap spaces, which shall comply with Article XIV, Division 1, Subdivision G of the Zoning Ordinance);
4. That the site plan be revised to show a sidewalk (pedestrian connection) between the proposed clinic and the Gardenview Estates residential area to the east or southeast;
5. That any lighting to be installed in the parking lot or on the building exterior be compatible with the surrounding residential community and oriented at a downward angle in order not to intrude on adjacent property;
6. That the site plan be revised to show a location for bicycle parking; and
7. That the final site plans, elevations, lighting, landscaping and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to making application for applicable permits.

Commissioner Webb motioned to accept staff recommendations with conditions; seconded by Commissioner Davis. Motion approved.

V. New Business - None

VI. Committee Reports -None

VII. Staff Report

Replacement for Commissioner Carr-Fairrow; provide Internal Operations Standing Committee with information.

Detroit cultural moment per request of Commissioner Hood.

Notice of City of Dearborn Public Hearing on Monday, August 13, 2018.

VIII. Communications - None

IX. Public Comment - None

X. Adjournment - Meeting adjourned at 8:44 pm.