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# City of Detroit

## CITY PLANNING COMMISSION

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**TO:** City Planning Commission

**FROM:** Kimani Jeffrey, Staff

**RE:** Request of Shamrock, LLC to approve site plans and elevations for an existing Planned Development (PD) zoning classification shown on Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning, for the development on residential property commonly referred to as 82 Adelaide Street  
**(RECOMMEND APPROVAL WITH CONDITIONS).**

**DATE:** March 5, 2018

### **BACKGROUND**

In 2000-2002, a development known as Crosswinds and also known as Woodward Place at Brush Park Town Homes was approved and developed on the site that currently exists just across Woodward Ave. from the Little Caesar's Arena in the Brush Park Historic District. The original plan spanned from Woodward on the west to Brush Street on the east and from the alley just north of Adelaide on the north to the Fisher Freeway on the south.

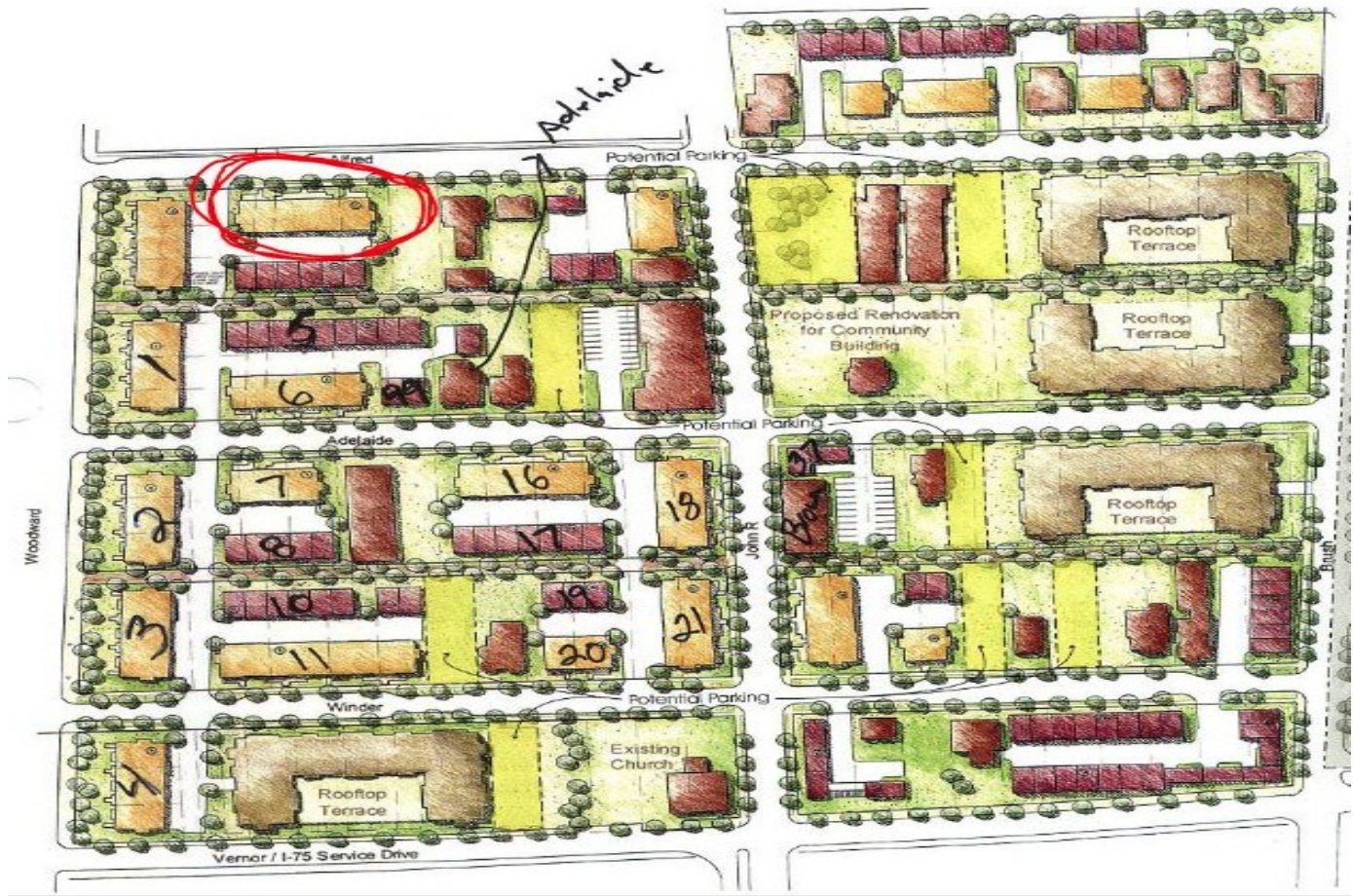
Only a portion of this plan came to fruition and now exists as the Woodward Place at Brush Park townhomes, which primarily lies between Woodward Avenue, Alfred Street, John R. Street, and the I-75 Fisher Freeway.

### **PROPOSAL**

The proposal that is currently before the Commission is for plans to further fulfill the original project plan that was never fully completed due to market conditions and other factors of that time period.

The developer for this project originally explored options for a new design for the townhome building. Eventually, the decision was made to keep to the character of the originally approved design, as the Woodward Place at Brush Park Condo Association has strongly urged the developer to maintain the current aesthetic.

The current proposal would erect townhomes in a single infill structure on Alfred Street between Woodward Avenue and John R. Street on a property that is currently vacant and exists as grassland. The project would include 12 new townhomes in building #13 of the development. The project plans to replicate the design of the rest of the existing townhomes. Parking would be provided for each unit, in a garage that is incorporated on the ground-floor of the building.



Original proposed master plan of development

***Historic District Criteria***

In accordance with Chapter 25 of the Detroit City Code, the Historic District Commission (HDC), is tasked with reviewing development proposals to determine if the project is consistent with the historic district criteria and maintains the character of the designated area. HDC staff has communicated that this project has received a Certificate of Appropriateness for its original 2000-2002 design and that the original approval is still in valid since the design being proposed remains the same.

**PLANNING CONSIDERATIONS**  
**Surrounding Zoning and Land Use**

The zoning classification and land uses surrounding the subject area are as follows:

- North:** PD: Residential home and underutilized parcels
- East:** PD: Residential home
- South:** PD: Residential townhomes
- West:** PD: Residential townhomes

**ANALYSIS**

This project is generally in conformance with the Brush Park Third Modified Development Plan and is also in conformance with the PD District design criteria of Sec. 61-11-15 of the Zoning Ordinance.

In regard to criterion (b) which speaks to *scale, form, massing, and density* as well as criterion (c) which speaks to *compatibility*; this project seeks to construct the same design of building as those existing across the entirety of the Woodward Place at Brush development. While staff originally desired to see a design that takes into account the pedestrian realm and incorporates more appropriately scaled stoops and doors and a lowered front façade, we reversed course prioritizing continuity given that the proposed building will complete the original project as design. The additional building will be compatible with the existing buildings thus meeting these criteria.

Criterion (e) mandates that *Parking and Loading* should allow for adequate vehicular off-street parking facilities. This project will have adequate parking onsite for each unit.

Since this project is generally consistent with the Third Modified Development plan and zoning provisions for the site, it qualifies for Site Plan Review and does not require a PD modification.

### **COMMUNITY INPUT**

The Brush Park II Condo Association provided a letter to the developer providing support for this project and also alluding to possible legal action if the developer deviates from the original design for the buildings. The association is strongly in support that the design remain what the developer currently plans consistent with originally approved plans for the site.

The Brush Park CDC has submitted a letter supporting the plan being proposed while also providing commentary.

### **RECOMMENDATION**

The CPC staff recommends approval of the proposal of Shamrock, LLC 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.

Attachment:

- Location map
- Letters
- Elevations

Cc: Maurice Cox, Director, PDD  
Arthur Jemison, Director, HRD  
David Bell, Director, BSEED

