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TO: City Planning Commission

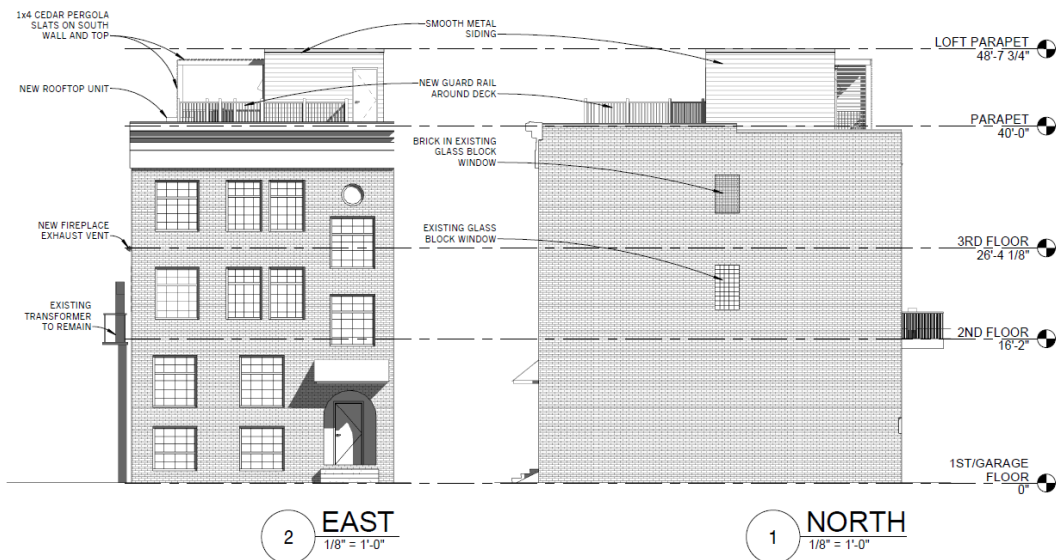
FROM: Kimani Jeffrey, Staff

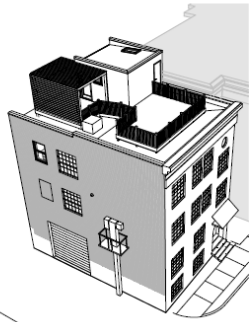
RE: Request of Max Cope to approve site plans and elevations for an existing Planned Development (PD) zoning classification shown on Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning, for a rooftop deck addition and structure improvements at property commonly referred to as 2959 John R. **(RECOMMEND APPROVAL WITH CONDITIONS).**

DATE: April 24, 2019

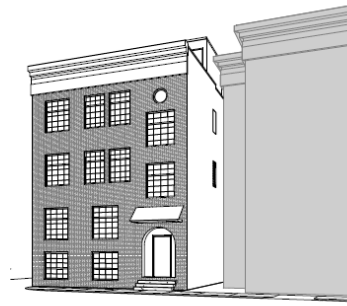
PROPOSAL

Before the City Planning Commission is the request of Max Cope to approve site plans and elevations for an existing Planned Development (PD) zoning classification. The plan calls for the renovation and addition to the 2959 John R. Loft. The developer is seeking to install a rooftop deck addition to a currently existing building.

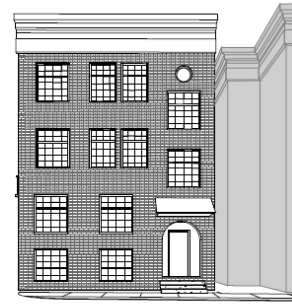




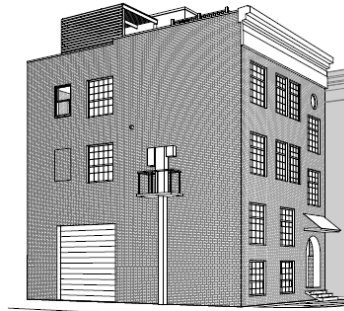
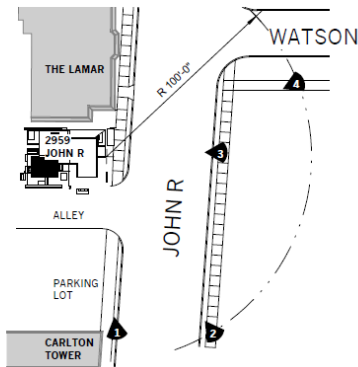
BIRDSEYE VIEW



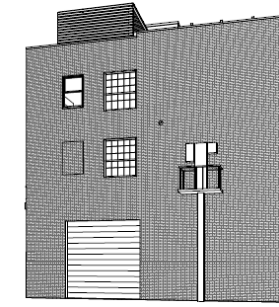
4



3



2



1

The proposal calls for interior renovations for the existing residential structure which is currently three (3) stories in height. The requested addition of a rooftop loft room entails two platform decks and a pergola.

Other minor modifications to the exterior of the building include a new window in an existing opening on the third floor for the bedroom. An existing third floor glass block window on the north side of the building will be enclosed with brick to match existing facade. There will be all new HVAC systems, with components located on the roof as well. The building footprint will remain the same as exists currently.

Historic District Criteria

In accordance with Chapter 25 of the Detroit Zoning Ordinance, the Historic District Commission (HDC), along with the City Planning Commission and City Council, is charged to participate in site plan review (SPR). The 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. A Certificate of Appropriateness was approved for this proposal on March 13, 2019.

PLANNING CONSIDERATIONS AND ANALYSIS

Surrounding Zoning and Land Use

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

- North:** is zoned PD; residential structure;
- East:** is zoned PD; park/open space
- South:** is zoned PD; Carlton lofts residential structure
- West:** is zoned PD; Residential structure

Master Plan of Policies

The subject site is located within the Lower Woodward area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows Mixed-

Residential/Commercial (MRC) for the subject property. CPC considers this proposal to be consistent with the MP.

ANALYSIS

This project is generally 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* and also criterion (c) which speaks to *compatibility*; this project seeks to rehabilitate an existing structure. The project plans to stay within the provisions currently outlined in zoning and proposed future provisions. Therefore staff considers this proposal compatible.

Criterion (e) mandates that *Parking and Loading* should allow for adequate vehicular off-street parking facilities. This project is adding one (1) loft unit and therefore existing parking is adequate for the proposal.

COMMUNITY INPUT

The developer will be confirming with the Brush Park CDC that this proposal is supported by the local community. Staff expects to receive this confirmation as this has been approved by the HDC and fits within the parameters of the current Third Modified Development Plan and proposed Form Based Code provisions.

RECOMMENDATION

Based upon staff findings that the proposal is in conformance with current zoning provisions and the expectations of pending future regulation, CPC staff recommends approval of the proposal of Max Cope 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 the developer submit a letter of support from the community prior to final staff review.
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 submitting applications for applicable permits.

Attachment:

Map
Plans

Cc: Maurice Cox, Director, PDD
R. Steve Lewis, Central Region Director, PDD
John Baran, PDD
Arthur Jemison, Director, HRD
David Bell, Director, BSEED
Melvin Hollowell, Corp. Counsel
Detroit Housing Commission

Location Map

