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April 11, 2019

HONORABLE CITY COUNCIL

RE: Request of the petitioner City Growth Partners LLC to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, and the provisions of the existing PD-H (Planned Development District-Historic) zoning classification for properties located at the northwest corner of Brush Street and Watson Street and commonly known as 3119 Brush Street and 313 Watson Street to develop eight (8) townhouse units with parking on-site (**RECOMMEND APPROVAL WITH CONDITIONS**).

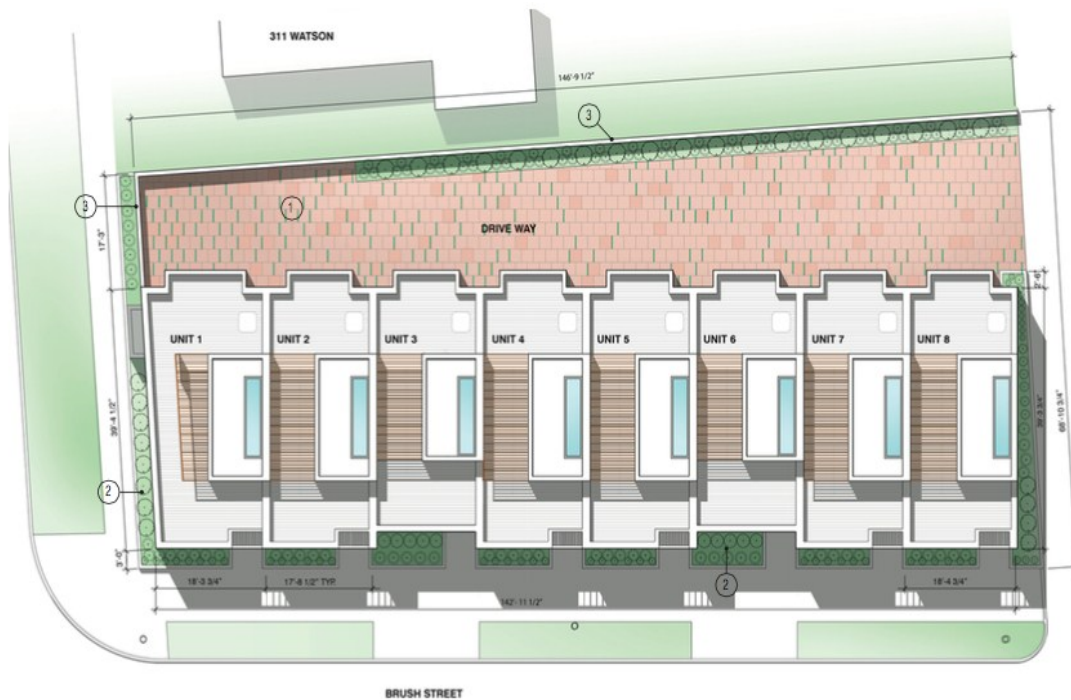
NATURE OF REQUEST

The City Planning Commission has received the above captioned request of the City Growth Partners, LLC and now presents this report and recommendation to Your Honorable Body. The request is to modify the provisions of an existing PD (Planned Development District) zoning classification for properties located at the northwest corner of Brush Street and Watson Street and commonly known as 3119 Brush Street and 313 Watson Street to develop eight (8) townhouse units with parking on-site. This proposal is also located within the Brush Park Historic District.



PROPOSAL

The subject site lies on approximately 0.223 acres of land. The plans call for the development of eight (8) attached townhomes, each three (3) stories in height.



The structure will have a maximum height of approximately 42'-7" at its highest point and entail 16, 829 total gross square feet. Each townhome is planned to be a two (2) bedroom unit of approximately 2,080 square feet. The materials for the building include ironspot brick masonry, fiber cement panels, composite wood, ornamental brick, and a bay window wall system among other features. The developer plans to break ground in 2019 and complete construction by the first quarter of 2020.

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; undeveloped parcels;

East: is zoned PD; Residential structure; underutilized grassy parcel

South: is zoned PD; Residential structure; underutilized grassy parcel

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 High Density Residential for the subject property. CPC considers this proposal to be consistent with the MP.

COMMUNITY OUTREACH AND PUBLIC HEARING RESULTS

The petitioner has presented to the community on at least three (3) occasions and also spoken to the most immediate neighbor at 311 Watson. The Brush Park CDC has also submitted a letter of support for this proposal.

One (1) member of the public spoke at the CPC public hearing, neither in opposition or support of the project.

APPROVAL CRITERIA

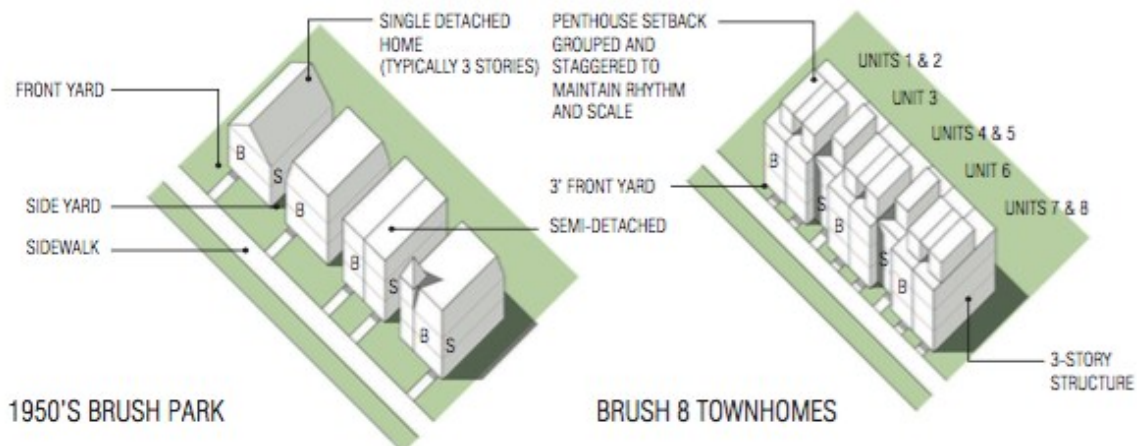
The development proposal is generally consistent with the approval criteria outlined in Sec. 61-3-96 of the Zoning Ordinance. Staff specifically points to the following issues.

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

The development is consistent with the Master Plan of Policies. The Mixed-Use Residential/Commercial (MRC) designation encourages mixed-use development but also allows for residential only developments in which this development would identify with.

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 development fronts onto Brush Street and lies between Erskine and Watson Streets. There is one existing residential home in proximity of the subject site. This historic home as well as the Sanborn maps from 1950, were used for context when developing the massing and height for the proposed building. The building is contextually fitted to the block, using recesses and staggered rhythm to mimic the pattern of historic homes that once were. The development team being sensitive to the nearby home has also maintained a contextual height. The one thing that is not contextual is the setback from Watson Street, however this is a tough condition to overcome when orienting the building towards Brush Street. Since the parcel is on a corner lot, this condition can be deemed appropriate.



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

Parking for the development is housed on the ground floor of each townhome, tucked in and hidden from the public realm. There is a one-to-one ratio; units to parking spaces which meets the requirement of the Zoning Ordinance for this site. Parking for each unit is accessed through

the alley, which is typical for many Brush Park buildings.

j) Screening. Appropriate buffering and screening of service, loading, refuse collection, mechanical and electrical equipment and of parking areas should be provided.

The developer has considered a softer approach to the screening wall on the property line between their site and the neighboring dwelling. A vegetative buffer or other softer buffer will be used for the property line. The developer has requested to finalize this matter with CPC staff.

RECOMMENDATION

At the CPC regular meeting of December 6, 2018, the City Planning Commission voted to approve this proposal of City Growth Partners 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.

Cc: Maurice Cox, Director, PDD
Donald Rencher, HRD
David Bell, Director, BSEED
Laurence T García, Corp. Counsel
Detroit Housing Commission

Attachments:
Drawings



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November 28, 2018

Moddie Turray
City Growth Partners
moddie@citygrowthpartners.com

Re: Brush 8 Development

The Brush Park Community Development Corporation (the "CDC") forwards this letter to indicate our support for the proposed "Brush 8" development for the property located at Brush Street and Watson Street (the "Project").

The Project plan for the proposed new construction of an eight-unit townhouse building was presented before the CDC and the Brush Park community at a public meeting held on November 13, 2018. Community members attending the meeting were generally receptive of the Project.

By a vote of 6 in favor, 0 objections, and 0 abstentions, the Board voted to support the Project. Attachment A contains the opinions offered by the Board during the voting process for your consideration; please note, the opinions have no bearing on the Board's vote and are included for reference only.

We thank you again for your commitment to Brush Park and making a positive impact in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Karissa Holmes", written in a cursive style.

Karissa Holmes, Secretary

Cc: City of Detroit Planning & Development

Attachment A: Poll Comments for “Brush 8”

Below are the opinions submitted by CDC Board Members during the voting process for reference and consideration. Please note, the opinions have no bearing on the Board's final vote and are included for reference only.

Comment 1

In general, I support this project – good urban form, appropriate building type, quality materials, appropriate use of alley, and appropriate vehicle parking scenario. I do, however, have some comments for the developer's consideration that would improve the project but have no bearing on my support.

- *Existing historic structures in the neighborhood have "raised bases" of at least 3 ft or taller; other new construction are incorporating this raised base and HDC has typically required or requested it. It appears Brush 8 has just a 1-ft raised base (two steps up to the porch). I realize HDC has already approved this project, but this building would be better received if it complied with historic standards as it would enhance consistency of new construction with existing structures.*
- *The building lacks some variety along its 150' Brush Street length. Could be improved by varying the facade treatment, heights, close setbacks, if possible.*

Comment 2

Although I support the project, I think the design is boring and unattractive. Its very plain and monotone, particularly when compared against adjacent historic structures. While I understand the intent of a modern design, I would suggest that the developer consider ways to incorporate more historically complementary design and variations of color as well as better landscaping, particularly along Brush street.