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April 11, 2019

**HONORABLE CITY COUNCIL**

**RE:** Request of Method Erskine, 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 redevelopment of residential property commonly referred to as 304 Erskine (**RECOMMEND APPROVAL WITH CONDITIONS**).

**PROPOSAL**

The City Planning Commission has received, processed and now presents to Your Honorable Body the request of Method Erskine, LLC to approve site plans and elevations for an existing PD (Planned Development District) zoning classification. The plan calls for the redevelopment of the existing structure at 304 Erskine Street to be reestablished as an eight (8) unit residential building.



Existing



Proposed

The proposal also includes an eight (8) stall surface parking lot to the rear of the building. The site is approximately 0.1727 acres with the lot dimensions being 150' x 50.'

The building, once completed, would remain two (2) stories at 33' 8" with a total gross square footage of 7, 805 sf.

Of the eight units proposed for the redevelopment, the unit mix is as follows:

Two (2) units are efficiency units totaling 732 sq ft. and 624 sq ft.

Four (4) units are one (1) bedroom units ranging 640 sq. ft. to 709 sq. ft.

Two (2) units are two (2) bedroom units at 968 sq. ft. and 1,134 sq ft.

Six (6) units will be at market rate rent, and the remaining two (2) units are affordable units at 80% AMI.

Lastly the plan calls for energy efficient lighting and stormwater management systems. The anticipated construction date is May 2019 with a May 2020 anticipated completion date.

## **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; residential structure; Chilli Mustard Onions restaurant

**East:** is zoned PD; underutilized grassy lot

**South:** is zoned PD; 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. A determination by the Planning and Development Department is forthcoming.

## **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 currently an existing structure. Since the intent of the project is to reestablish the same dimensions, massing, form and aesthetic of the existing structure, staff has no concerns with the building fitting the context of Erskine Street.

Criterion (e) mandates that *Parking and Loading* should allow for adequate vehicular off-street parking facilities. This project offers the typical parking configuration that many Brush Park multi-family dwellings offer, being parking with a rear access from the alley. The garage will host eight (8) parking spaces.

## **COMMUNITY INPUT**

The CDC has submitted a letter of support for the project stating their support for the redevelopment of the subject property.

## **RECOMMENDATION**

On April 4, 2019, City Planning Commission voted to approve the proposal of Method Erskine, 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.

3. That CPC staff may review and approve an appropriate opaque fence for rear yard and also an appropriate parking configuration prior to final approval to submit for applicable permits.

Respectfully submitted,



Marcell R. Todd, Jr., Director  
Kimani Jeffrey, City Planner

Attachment:

Location map  
CDC letter

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

By Council Member \_\_\_\_\_:

**WHEREAS**, Method Erskine, LLC has requested site plan review to approve preliminary site plans and elevations for the redevelopment of the existing structure at 304 Erskine Street to be established as an eight (8) unit residential building.(also known as Tax Parcel No. 01000779) Article XVII, District Map No. 4, of the 1984 Detroit City Code, Zoning; and

**WHEREAS**, the proposed development is located within an existing PD (Planned Development) district and consequently, subject to the provisions of Article III, Division 5, Subsection C; “Authority to Review and Approve Site Plans,” (Section 61-3-142) of the Detroit Zoning Ordinance; and

**WHEREAS**, the PD district zoning classification requires that site plans be reviewed and approved by the Detroit City Council following the receipt of a written report and recommendation from the City Planning Commission; and

**WHEREAS**, the Detroit City Council has reviewed the preliminary site plan and found the proposed development to be in agreement with the applicable site plan review approval criteria described in Article III, Subdivision D of the Zoning Ordinance; and

**WHEREAS**, the Planning and Development Department Staff have found the proposed development to be in conformance with the applicable Brush Park Rehabilitation Project Development Plan (Third Modification) dated July 10, 2002;

**NOW, THEREFORE, BE IT RESOLVED**, that the Detroit City Council approves the preliminary site plans and elevations described in the corresponding communication from the City Planning Commission, dated April 1, 2019 and depicted in the “304 Erskine Site Plan” prepared by Studio Visionaries Innovators Architects and dated April 4, 2019 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.
3. That CPC staff may review and approve an appropriate opaque fence for rear yard and also an appropriate parking configuration prior to final approval to submit for applicable permits.



**304 Erskine (shown highlighted)**



November 28, 2018

Rocky Lala  
Method Development  
[rocky@methodevelop.com](mailto:rocky@methodevelop.com)

**Re: 304 Erskine Development**

The Brush Park Community Development Corporation (the "CDC") forwards this letter to indicate our support for the proposed development update for the property located at 304 Erskine Street (the "Project").

The Project plan and elevations for the proposed renovation of the existing historic home for multi-family dwelling and the new construction of a six-car garage for residents of the house were 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, 1 objection, 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 "304 Erskine"**

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**

*I am excited that this residence will be renovated, however I do not support the totality of the design due to the discrepancy between the render and blue prints that misleadingly show the facade of the new build garage will match, in color, with the existing brick of the home but the plans state the garage will be built of corrugated steel and painted storm gray giving the appearance of a shipping container or aluminum shed instead of complementing the historic home on the property.*

**Comment 2**

*I am generally supportive of the project. However, I would highly suggest landscaping done to mask the surface parking lot. Also, does the developer expect that cars would be able to park in front of each garage door as well (is there enough room to do so)? Given the limited parking in the neighborhood that would be advised.*