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To: City Planning Commission

From: George Etheridge, Staff

RE: The request of Fusco, Shaffer & Pappas, Inc. (Petition No. 642) on the behalf of its client, NSO Properties, to amend Article XVII, District Map 12 of the 1984 Detroit City Code, Chapter 61, Zoning by modifying the existing PD (Planned Development District) zoning classification established by Ordinance No. 12-17 on land bounded by Mack Avenue to the north, Ellery Street to the east, Ludden Street to the south, and Elmwood Avenue to the west.

Date: June 14, 2019

On June 20, 2019, the City Planning Commission (CPC) will hold a 6:15 P.M. public hearing on the subject rezoning request. Please see the attached copy of the public hearing notice with a map showing the location of the subject property.

NATURE OF REQUEST

The CPC has received another request from Fusco Schaffer & Pappas Inc. on behalf of the its client, Neighborhood Service Organization (NSO), to amend Article XVII, District Map 12, of the 1984 Detroit City Code Chapter 61, Zoning by modifying the existing PD (Planned Development District) zoning classification established by Ord. 12-17 on 3.16 acres of land generally bounded by Mack Avenue to the north, Ellery Street to the east, Ludden Street to the south, and Elmwood Avenue to the west. The proposed modification would provide for the development of an emergency shelter and supportive service for the City of Detroit's homeless population to complement the transitional housing facility currently under construction at the west end of the same site.

BACKGROUND

For the past eight years NSO has actively sought to relocate its Tumaini Center which is presently located on Third St. Just south of Martin Luther King Jr. Blvd. Having finally settled on the above captioned site a PD zoning approval was pursued and secured in 2017 under Ord.12-17. That approval called for the development a single, three story structure that was to house transitional housing units, an emergency shelter and a full menu of supportive service for the homeless.

When project financing was impacted unpredicted construction costs, a minor modification was subsequently granted, reducing the structure to two stories and Tumaini Center. As a result project was modified allow for the construction of a two story, 37,167 sq. ft. facility providing 42 units of permanent supportive housing for the homeless.

This item is before Your Honorable Body yet again, in light of a positive turn of events. The publication of NSO's aforementioned circumstances resulted in an outpouring of public support for the project which has produced the needed capital to pursue the construction of the Shelter and supportive services facility as second phase in a separate structure at the same site.

PROJECT PROPOSAL

The proposed modification would allow for the construction of a one-story, 21,915 sq. ft. facility which will serve as a Homeless shelter with 56 cots and supply an array of supportive services. The NSO/Clay Shelter will serve approximately 53-56 full time clients per day, with a varying mix of men and women. The future NSO Service Center will be open 24 hours a day, 7 days a week for most of the year but will be closed 8 p.m.-8 a.m. on Saturdays and Sundays for April, 1st through October, 31st. The NSP Clay Service Center program services will provide substance abuse and mental health treatment, health care services, education, crisis intervention and referral services for individuals who are homeless or disenfranchised.

As with the previously approved plans the cladding of the proposed building is brick and metal panel of varied colors and texture/patterns. Exterior to the structure the grounds would provide a 77 space surface parking lot, as approved as a part of the second minor modification earlier in the year. Outdoor recreation facilities, security walls and heavily landscaped areas including rain gardens remain a part of the proposed site plans.

SURROUNDING LAND USE AND ZONING

To the North – institutional, parking and residential commercial and scattered vacant land beyond B2 (Local Business and Residential District)
To the South – residential – R2 (Two-Family Residential District)
To the East – commercial service/office vacant land beyond, B2
To the West – commercial retail and office residential– B2, B4 (General Business District)

COMMUNITY MEETING

NSO is seeking further community reaction to this PD modification. Given that changes represent a return to the previously approved density and scope from the approved project, staff will work with the Department of Neighborhoods to garner community feedback. We hope to have a staff member present to monitor the proceedings of ongoing community meetings with the McDougall Hunt CDC.

ANALYSIS

The one-story configuration of the structure is certainly compatible with surrounding building heights and facades this mixed use area at the edge of two residential neighborhoods north and south of Mack Ave. At the ground plane the site plan, while reconfigured contains much the same elements as previously authorized. The outdoor amenities, landscaping and fencing have virtually the same layout and appearance. Staff also notes that the developer has complied with the Commission's earlier recommendation that the interior landscaping of the parking area be more in line with the standards as set forth in Sec. 61-12-219 for Off-street parking areas.

CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS

CPC staff has reviewed the approval criteria and the conclusions from previous proceedings. Proposed facility in conjunction with residential structure currently under construction represent a smaller and now bifurcated but complete version of what was authorized under Ord 12-17.

The change in character and configuration, however, are significant enough to warrant major modification. Predicated in large upon previous findings we conclude that the proposed PD modification meets the approval criteria and preliminarily staff recommends approval pending the outcome of the public hearing. This recommendation comes with the following condition:

Prior to making application for applicable permits, final site plans, elevations, landscaping, lighting and signage plans shall be submitted to the City Planning Commission staff for review and approval for consistency with the plans approved by the City Council.