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Brenda Goss Andrews
Lisa Whitmore Davis
Damion W. Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

**City Planning Commission Regular Meeting
May 16, 2019**

MINUTES

I. Opening

- A. Call to Order - The meeting was called to order by Chairperson James at 5:20 pm.
- B. Roll Call – Marcell Todd, Executive Director, CPC

Attendees: Goss-Andrews, Ellis (arrival 6:29 pm), Esparza, Pawlowski (before adj. @8:43 pm),
Russell, Webb and James
Excused: Davis

- C. Amendments to and approval of agenda

Commissioner Russell motioned to approve agenda; seconded by Commissioner Goss-Andrews

II. Minutes

- A. Minutes for the meetings of March 21, 2019.

Commissioner Esparza motioned to approve the minutes of March 21, 2019; seconded by Commissioner Webb

III. Public Hearings and Presentations

- A. **PUBLIC DISCUSSION** – to consider the request of Detroit Entertainment, L.L.C. d/b/a Motor City Casino for approval of a modification to the previously approved development proposal for a casino complex in the SD5 (Special Development District, Casinos) zoning classification in order to allow for the addition of 700 new parking spaces via the construction of an eight (8) story expansion at the east end of the existing parking deck erected on the property bounded by Elm, Brooklyn, Temple and Trumbull.

Discussion to be rescheduled.

- B. **PUBLIC HEARING** – Request of Pogoda Companies to amend Article XVII, District Map No. 40 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B4 (General Business District) zoning classification where an M4 (Intensive Industrial District) zoning classification and an R5 (Major Business District) zoning classification currently exists on property at 15999 Joy Road and a portion of 15801 Joy Road,

generally located on the south side of Joy Road east of St. Mary's Street containing 3.34 acres.

Disclosure: Commissioner Webb sits on St. Martha's Board; attends community meetings for St. Martha's Board. She did not receive any financial gain and would like to express her feeling about the proposed development.

Chris Gulock, CPC staff provided a summary review of report submitted May 9, 2019. Adam Pogoda, Developer, provided a presentation relative to request, which included the history of the company and their self-storage methods.

Pogoda Companies is proposing to purchase the subject four (4) acres and construct a self-storage development with freestanding units, including climate controlled and standard units in a drive up configuration. The subject property is generally located at the southeast corner of Joy Road and St. Mary's (on the south side of Joy Road, west of Greenfield Road). The Episcopal Diocese of Michigan owns the site; the developer has a purchase agreement, which originally expired on May 12, 2019. The purchase order has been extended to accommodate the timeline needed for City review and approval.

The site is located within the Brooks Area of Neighborhood Cluster 7 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Institutional for the subject area. CPC staff has submitted a letter to the Planning and Development Department requesting comments regarding consistency with the Master Plan.

The site is located within the larger community area known as Cody Rouge Community Action Alliance, which is generally bounded by I-96 on the north, Greenfield Road on the east, Ford Road on the south, and Rouge Park on the west.

Commissioner Andrews: Survey conducted within the community to determine support and need for facility. How does the facility monitor illegal activity? What type of training will staff receive? Has there been any contact with DPD regarding the proposed facility?

Commissioner Webb: Questioned location due to the senior housing located next to proposed development.

Commissioner Pawlowski is in support of development but request developer provide data regarding the volume of customers that will enter the facility during the week with particular emphasis on the weekend.

Commissioner Russell questioned whether there was a lesser zoning recommendation and there were plans for additional senior housing in the area. The city needs to install some type of sidewalk treatment for senior access.

Commissioner Esparza requested staff contact city department responsible for traffic controls for area to assist pedestrians crossing Joy Road.

Chairperson James concerned with the aesthetics of the proposed facility and will buffers be used between the resident facilities. What types of businesses are allowed in B-4 zone?

Public Comments

Andrea Felice, Administrator – Village of St. Martha’s – Against proposal; facility not ethically pleasing for the rest of neighborhood.

E. Kern Tomlin – Board Member several Senior Facilities – Against proposal; residents will not benefit from development.

Nancy Roberts – Resident, Village of St. Martha’s – Against; concerned with noise; problems with traffic on Joy Rd.; extremely difficult to cross Joy Rd., concerned that traffic and noise will increase; no sidewalk along road.

Hyren Warwick – Resident, Village of St. Martha’s - Against; expressed same concerns as Ms. Roberts.

Staff to present item with recommendation and responses to requests and concerns in June.

PRESENTATION – to consider PCA (Public Center Adjacent) Special District Review of exterior changes to 511 Woodward Avenue.

Chris Gulock, CPC staff, provided a summary of report submitted May 13, 2019 relative to Iconic-511 LLC (The Elia Group) to approve exterior changes to 511 Woodward Avenue. The Elia Group proposes to purchase the building and redevelop it as a commercial space with several tenants. The proposed exterior changes include:

- Replacing the building façade on the north, east and south sides of the building with clear glass;
- Adding a decorative metallic façade screen to the front of the building and wrapping around the top of the north façade;
- Adding horizontal exterior lighting; and
- Updating the existing front plaza with outdoor seating, ADA ramp access, and landscaping

The land is zoned PCA (Public Center Adjacent – Restricted Central Business District.) Section 61-3-185 of the Zoning Ordinance indicates that all development in the PCA District involving changes to the exterior of buildings or premises requires a Special District Review by the City Planning Commission and the Planning and Development Department.

The City Planning Commission and the Planning and Development Department reviewed the proposal, per Section 61-11-96 of the Zoning Ordinance, in accordance with criterion (2), (3), (6), (9), (10), (11), (12), (13), (14), (15) and (16).

CPC staff would like to hear additional feedback from Planning and Development Department, the Detroit Economic Growth and the Detroit Downtown Partnership.

Commissioner Russell motioned to waive same day action requirements; seconded by Commissioner Pawlowski. Motioned approved.

Commissioner Webb motioned to accept Staff's verbal recommendation for approval; seconded by Commissioner Esparza. Motioned approved.

IV. Unfinished Business

- A.** Consideration of the request of Neumann-Smith Architecture 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 the property commonly known as 100 Mack Avenue, generally bounded by Eliot Street and the portion of vacated Eliot Street on the north, John R. Street on the east, Erskine Street on the south and Woodward Avenue on the west.

Kimani Jeffrey, CPC staff, provided a summary of report submitted on May 9, 2019 relative to request of Woodward Mack 22, LLC to erect a multi-level parking deck with first floor retail space along with an adjacent park/open space at the parcel commonly known as 100 Mack Avenue in the Brush Park Historic District.

The Planning and Development Department submitted a Master Plan determination indicating that the proposed development does conform to the MP Future Land Use designation. The subject property is located in the Lower Woodward area of Neighborhood Cluster 4.

Circulation and pedestrian safety have been central issues of concern surrounding the SOMA development proposal. The Mayor's Office, Detroit Police Department and the Department of Public Works are committed to address these concerns.

Staff Recommendation

Staff supports implementation of the traffic mitigation plan developed by the Mayor's Office, the Department of Public Works and the Detroit Police Department. Staff will continue to work with the administration on the progression of the plan and report back to the Commission as appropriate.

CPC staff recommends approval of the proposal of the SOMA development with the following conditions:

1. That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and operation of the proposed deck and address impacts that may arise;
2. That the developer work with the City Planning Commission and Planning and Development Department staff to ensure that all safety design concerns have been addressed to the extent practicable; and
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.

Commissioner Pawlowski motioned to accept staff recommendation, with conditions; seconded by Commissioner Andrews.

- B.** Consideration of the request of the Roxbury Group, LLC to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, by modifying the provisions of the existing PD-H (Planned Development District-Historic) zoning classification for the property located in the 3400 Woodward Avenue block generally bounded by Eliot Street and the vacated portion of Eliot Street, John R. Street, Erskine Street and Woodward Avenue to establish the development known as the West Elm Hotel Detroit. The request proposes to allow for a twelve (12)-story hotel tower and a two (2)-story glass conservatory.

Kimani Jeffrey, CPC staff, provided a summary of report submitted on May 9, 2019 relative to request of The Roxbury Group, LLC. The developer proposes to erect the West Elm Hotel in the Brush Park Historic District. The hotel is to be twelve (12) stories, including 154 guest rooms with dining and lounge spaces on the first floor; accommodations for meeting and exercise spaces, a restaurant, bar, conference center and fitness center. The hotel will be complemented by a proposed conservatory on the south side of the hotel between it and the *Bonstelle Theatre*. The conservatory will have two (2) stories abutting the theatre.

The Planning and Development Department has submitted a letter indicating that the proposed development does conform to the Future General Land Use of the Master Plan of Polices. The site is located within the Lower Woodward area of Neighborhood Cluster 4 of the Master Plan of Polices.

Staff Recommendation

CPC staff recommends approval of the proposed modification 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.

Commissioner Andrews motioned to accept staff recommendations with conditions; seconded by Commissioner Ellis. Motion was approved.

V. New Business - None

VI. Committee Reports - None

VII. Staff Report – Marcell Todd, Executive Director, CPC provided a summary update of report submitted May 16, 2019, which included discussions regarding an upcoming text amendment regarding Short Term Rentals and an upcoming PC Special District Review.

VIII. Communications - None

IX. Public Comment - None

X. Adjournment – The meeting was adjourned at 9:10 pm.