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Lauren Hood
Vice Chair/Secretary

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

City Planning Commission Regular Meeting
August 1, 2019
13th Floor, Committee of the Whole Room

Minutes

I. Opening

- A. Call to Order – The meeting was called to order by Chairperson James at 5:10 pm
- B. Roll Call - Marcell Todd, Director called the roll; quorum present.

Attendees: James, Hood, Goss Andrews, Ellis, Esparza, Pawlowski (5:32), Russell and Webb.

Commissioner Andrews motioned to have election for the position of Vice-Chairperson/Secretary; seconded by Commissioner Russell. Motion approved.

Commissioner Esparza motioned to nominate Lauren Hood for the position of Vice-Chairperson/Secretary; seconded by Commissioner Andrews. Motion Approved.

There were no further nominations. Lauren Hood was elected Vice- Chairperson by unanimous consent.

- C. Amendments to and approval of agenda

Commissioner Andrews motioned to accept the agenda; seconded by Vice-Chairperson/Secretary Hood. Motion approved.

II. Minutes

- A. Minutes of April 4, 2019, May 16, 2019, June 6, 2019 and June 20, 2019

Commissioner Andrews motioned to accept the minutes of April 4, 2019, May 16, 2019, June 6, 2019 and June 20, 2019; seconded Vice-Chairperson/Secretary Hood. Motion approved.

III. Public Hearings and Presentations

- A. **PUBLIC HEARING** – to consider a text amendment that would amend Chapter 61 of the 1984 Detroit City Code, Zoning, Article XII, *Use Regulations*, Section 61-12-241 and Article XVI, *Definitions*, Section 61-16-212, relative to youth hostels/hostels, for consistency with a proposed amendment relative to hostels in Chapter 44, *Public Lodging*, Article I, *Definitions*, and Division 2, *Requirements Applicable to Public Lodging Houses*,

of the 1984 Detroit City Code

(The public hearing and public discussion were combined in order to consider public comment germane to both ordinances.)

Rory Bolger, CPC staff; Zach Ormsby, Office of Council Member Castanada-Lopez; and Tonja Long, Law Department provided a summary of report submitted July 30, 2019 relative to proposed amendments to Chapter 61 and Chapter 44 of the 1984 Detroit City Code, relative to hostels. Chapter 61, *Zoning* is proposed to be amended at Article XII, Use Regulations, for consistency with proposed provisions to be added to Chapter 44, *Public Lodging*, at Article II, *Public Accommodations*, Division I, *Generally*, and Division 3, *Requirements Applicable to Public Lodging Houses*. The Chapter 44 amendment was prepared by the Law Department upon request from Council Member Raquel Castaneda Lopez. Per state law, a statutory public hearing is required and both ordinances must be taken up by City Council in order to effect the proposed new procedures and regulations.

In January, 2011 a proposal from Hostel Detroit to establish a youth hostel/hostel at 2700 Vermont Avenue in North Corktown was presented to the City Planning Commission (CPC). On April 21, 2011, CPC voted to recommend a text amendment to define and regulate hostels and to rezone the block bounded by Temple Avenue, Rosa Parks Boulevard, Spruce Street, and Vermont Avenue from R2 (Two-Family Residential District) to R3 (Low-Density Residential District). The text amendment was later included in the Fourth General Text Amendment, adopted by City Council as Ordinance 13-11, effective August 24, 2011. The map amendment was adopted as Ordinance 14-11, effective August 9, 2011.

The *Zoning* amendment to Chapter 61 amends two sections: it repeals the fourteen regulations specified in Section 61-21-241 and amends the definition of youth hostel/hostel for consistency with the same definition proposed in the Chapter 44, Section 61-16-212 amendment. The proposed amendment makes no change to the permissibility of hostels. The amended use regulation in Section 61-12-241 newly states that hostels are “*subject to the provisions of Chapter 44, Article II of the 1984 Detroit City Code.*”

The *Public Lodging* amendment to Chapter 44 amends the definition of hostels by shortening the land use title from “youth hostel/hostel” to, “hostel;” and deletes the phrase, “*...in a building originally constructed for other than use as a single-family dwelling or two-family dwelling.*” The Chapter 61, *Zoning* definition reflects this new definition, making a single and two-family dwellings in the higher intensity zoning districts newly eligible for a change of use to hostel on a Conditional Use basis. Ten of the 14 hostel provisions of the 2011 Zoning Ordinance text amendments are preserved or strengthened in the Chapter 44 amendment. Four of the 14 provisions of the 2011 Zoning Ordinance text amendments are changed: *Length of stay; Signage; House Rules; and Affiliation.*

- B. PUBLIC DISCUSSION** – to consider an amendment to Chapter 44 of the 1984 Detroit City Code, *Public Lodging*, Article I, *Definitions*, and Division 2 *Requirements*

Applicable to Public Lodging Houses, of the 1984 Detroit City Code in order to define and regulate hostels

Commissioner Goss-Andrews questioned ADA requirements; Chair James charged the Law Department with researching the ADA requirements and thresholds.

Commissioner Russell requested information regarding the status of hostel in current operation in the City. CPC staff to research and provide additional information.

Commissioner Webb directed CPC staff to request a representative from the Buildings, Safety Engineering and Environmental Department (BSEED) to attend the next meeting and provide a report regarding enforcement of regulations.

Public Comments

Freda M. Butler – Opposed, expressed concern regarding safety for the community and disorderly conduct in area.

Jonathan Hyde – Supported, plans to operate a facility in a designated area in the city.

Rory Bolger entered for the record a letter of opposition from a concerned citizen.

CPC staff will present its recommendation to the Commission on September 5, 2019.

- C. **PUBLIC HEARING** – to consider the request of Jerry Pattah, Timothy Pattah and Rodney Gappy to amend Article XVII, District Map 65 of the Detroit Zoning Ordinance (Chapter 61 of the 1984 Detroit City Code) by modifying the existing PD (Planned Development District) zoning classification established by Ordinance No. 04-94 and later modified by Ordinance No. 30-03, which includes the parcel commonly identified as 7910-7990 W. Outer Drive and is generally bounded by Thatcher Avenue to the north, Harlow Avenue, extended to the east, W. Outer Drive to the south and Southfield Freeway north service drive to the west.

George Etheridge, CPC staff, provided a summary of report dated July 31, 2019 relative to request of Jerry Pattah, Timothy Pattah and Rodney Gappy for a zoning amendment to modify an existing PD (Planned Development District) zoning classification established by Ordinance No. 04-94. Ordinance No. 04-94 was later modified by the establishment of Ordinance No. 30-03, which allowed for the construction of an additional 17,752 square feet of retail space.

The modification would allow for the establishment of a two-sided monopole digital billboard, measuring 70 feet in height with a total of approximately 1,363 additional square feet of signage. The sign is proposed to have a sign face of 672 square feet (14'x48'). The proposed digital billboard is anticipated to function as an on-premises business sign and an off-premises advertising sign; both signs are subject to the provisions of Chapter 3 (Business Signs) and Chapter 61 (Advertising Signs).

Chapter 3 makes no provision for variances to be granted. Section 3-7-6 specifies restrictions on business signs in specified locations. One (1) ground sign is allowed, not to exceed a maximum sign area of one hundred and fifty (150) square feet. Staff notes that the proposed 672 square feet two-sided ground sign would exceed the maximum 150 square feet of signage permitted; and it does not authorize City Council to allow excess shopping center signage. Chapter 61 of the 1984 Detroit City Code and the Planned Development (PD) ordinances established and modified in Ordinance Nos. 4-94, 40-98 and 30-03 govern off-premises advertising signs. The B3 zoning district does not permit off-premises advertising signs on a by-right basis. Advertising signs are prohibited close to schools and playgrounds. There are two high schools located within 150 feet (Old Redford Academy High School) and 260 feet (Cornerstone Health & Technology High School).

The subject site is located within the Greenfield area of Neighborhood Cluster 9 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "Retail Center". CPC staff has submitted a letter to the Planning and Development Department (P&DD) requesting its comments regarding this proposal. Petitioners provided 90 form letters of support and a petition with 677 signatures of support.

Commissioner Hood requested clarification relative to petitioners' request for digital sign installation; suggested petitioners compliance with the regulations of the Planned Development; provide evidence supporting petitioners charge that the proposed sign installation equals more business and the sign and the way petitioners are asking for the sign will increase their business.

Commissioner Russell wants feedback from other neighboring communities; Rosedale Civic Association, North Rosedale Civic Association, GRD; showing their support for the installation. Questioned whether there is another 70 foot digital sign in a neighborhood.

Commissioner Goss-Andrews referenced Commissioner Hood's comments and also suggested compliance with ordinance and during their pending presentation provide drawings showing the Commission how the 60 foot sign would look as opposed to the 70 foot sign. Also, provided description of current advertisement methods.

Commissioner Pawlowski requests clarification from the Law Department or MDOT relative to the admission by petitioners that they have received approval from MDOT.

Chairman James requests a list of all the 70 foot digital signs located in the surrounding Detroit City Limits.

Commissioner Ellis requests a report regarding petitioners plan for getting past the restrictions in Chapter 3.

Public Comments

Wayne County Commissioner Monique Baker McCormick – Support

Rochell Gilmore – Support
Randy Oram – Support
Elizabeth Dudley – Support
Tim Pattah – Support

Petitioner will make a formal presentation at a later time.

- D. INFORMATIONAL PRESENTATION** – Planning and Development Department proposed changes to the Zoning Ordinance relative to the provisions for the Traditional Main Street Overlay

Greg Moots, Planning and Development Department gave a Powerpoint Presentation of current status on pending provisions for the Traditional Main Street Overlay.

IV. Unfinished Business

- A.** Consideration of the request of Parkstone Development Partners on behalf of Wilbur Block, LLC to amend District Map No. 7 of the Detroit Zoning Ordinance to show a SD2 (Special Development District, Mixed Use) zoning classification where a M4 (Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street.

Kimani Jeffrey provided a summary of report submitted June 4, 2019 relative to request of Parkstone Development Partners on behalf of Wilbur Block, LLC regarding amendment of District Map No. 7 of the Detroit Zoning Ordinance in the area generally bounded by Baltimore, Lodge Expressway, Holden and Lincoln. The amendment would show a SD2 (Special Development District, Mixed Use) zoning classification where a M4 (Intensive Industrial District) zoning classification.

The developer proposed a five (5) story, 55 foot tall, 46,475 square foot mixed-use building; which will include forty-three (43) apartments on upper floor, 5,605 square feet of retail space on the ground floor and parking adjacent to the building.

Staff Recommendation

CPC staff considered the eight (8) criteria in Section 61-3-80 of the Zoning Ordinance during analysis of the proposal. The requests meets the criteria and is consistent with the Master Plan of Policies. A community benefits agreement between the developer and the West Grand Boulevard Collaborative (WGBC) has been established. CPC staff recommends approval.

Commissioner Ellis motioned to accept staff recommendations for approval;

seconded by Commissioner Hood. Motion approved.

- B.** Consideration of the request of Detroit Entertainment, L.L.C. d/b/a MotorCity 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.

Marcell Todd, Director, CPC, provided a summary update to prior requests and concerns relative to modification of previously approved Planned Development for MotorCity Casino Complex in the SD5 zoning classification.

Staff Recommendations

CPC staff, working in conjunction with Planning and Development Department, find the character of the proposed structure and recommends approval with following conditions:

That an art installation shall be installed along the north (Elm St.) façade of the parking structure, wrapping around the corners of the parking structure to cover at least the first bay of the west and east, to offer a public amenity having the effect of reducing the mass and scale of the structure facades, as depicted conceptually on attached rendering dated July 18, 2019. The art installation shall be maintained in good condition during the life of the installation.

That an oversight committee shall be promptly formed, comprised of the following constituents: the owner's representatives, one representative of the Planning and Development Department, the CPC Commissioners _____, _____ and _____ (or in the absence of such commissioners, replacements to be designated by the director of the CPC), the Director of CPC (or a replacement designed by him), one member of the Entertainment Commission to be designated by that commission, and the Director of Arts and Culture (or a replacement designated by that director).

The oversight committee shall expeditiously review and provide the owner with comments on such proposed art installation concepts as the owner presents to that committee, with a recommendation for approval, and the oversight committee shall provide a report summarizing its comments and recommendation to the director of the CPC, who shall share the report with the CPC.

At the request of CPC, to facilitate communication, the oversight committee shall present its report and recommendation at a meeting of the CPC. CPC delegates to staff the authority to approve the art installation following receipt of the oversight committee report and recommendation, and presentation to CPC, if requested. If the CPC staff approval is for an art installation framework to be filled by one or more artists selected by the owner or its designated curator, no approval will be required for the specific content. CPC staff approval of the art installation will be required prior to issuance of a building permit for the core and shell of the parking structure. Nothing in

this condition is intended to prevent the issuance of building permits for site utilities, footings, and foundations prior to approval of the art installation.

That the art installation be installed prior to issuance of a final certificate of occupancy. Nothing in this condition is intended to prevent the issuance of a temporary certificate of occupancy.

That any change to the approved art installation be submitted to the director of the CPC at least 60 days prior to installation for review and comment and, if material, for approval. Changes to the specific content of an art installation framework filled by one or more artists selected by the owner or its designated curator are not material and shall not require approval.

That final site plans, elevations, landscaping, lighting and signage plans be submitted to the staff of the CPC for review and approval by staff for consistency with approved plans prior to application being made for applicable permits.

Commssioner Andrews motioned to accept staff's recommendation with conditions; seconded by Commissioner Russell. Motion approved.

- C. Consideration of the request of the City of Detroit Brownfield Redevelopment Authority to amend Article XVII, District Map No. 24 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on three hundred twelve (312) parcels, generally bounded by the I-94 Edsel Ford Expressway and Medbury Avenue to the north, Van Dyke Avenue to the east, Hendrie Avenue to the south and Townsend Avenue to the west commonly identified as the former Kettering High School located at 6101 Van Dyke Avenue and the former Rose Elementary School located at 5800 Field Avenue.

George Etheridge, CPC staff, provided a summary of report submitted on July 31, 2019 relative to request of the City of Detroit Brownfield Redevelopment Authority for a zoning amendment. The proposed amendment would allow for the establishment of a "high/medium-impact manufacturing facility" specifically an "automobile accessory manufacture (not including tire, heat treating, or foundry work) at the former Kettering High School, located at 6101 Van Dyke Avenue. The development will accommodate the 632,000 square foot Dakkota manufacturing facility which will manage the complete assembly and sequencing of interior components and suspension for the soon to be expanded FCA Jeep Plant.

A detention basin will be located at the former Rose Elementary School located at 5800 Field Avenue, bounded by Medbury Avenue to the north, Van Dyke Avenue to the east, Hendrie Avenue to the south, and Field Avenue to the west. Both sites will be landscaped and buffered in order to screen the development from the adjacent

residential communities; preliminary site plans show landscaped berms along Van Dyke Avenue to the east and Hendrie Avenue to the south.

CPC staff's analysis considered Section 61-3-80 of the Detroit Zoning Ordinance which lists eight (8) criteria that must be considered in making recommendations and decisions on standard rezoning requests. The subject site is located within the Kettering area of Neighborhood Cluster 3 of the Detroit Master Plan of Policies. The proposed rezoning of M3 is not consistent with the Master Plan of Policies, however the Planning and Development Department is proposing a Master Plan Amendment to accommodate this request. The Future Land Use map for this area shows "Institutional" for the subject property.

Staff Recommendation

Based on the above analysis and consistent with the approval criteria of Section 61-3-80 of the Zoning Ordinance, CPC staff has no objections to the rezoning request.

Commissioner Pawlowski motioned to accept staff recommendations for approval; seconded by Commissioner Andrews. Motion approved.

V. New Business

Request of Parkstone Development Partners on behalf of Develop Detroit, to amend Article XVII, District Map 2, of the 1984 Detroit City Code, Chapter 61, Zoning, to establish a PD (Planned Development) zoning classification where B4 (General Business District) and M3 (General Industrial District) zoning classifications currently exist on land generally bounded by Gratiot Avenue, Russell Street, and Maple Street to allow for multiple mixed-use buildings with residential units, retail, commercial and institutional space, to also including a parking structure and additional off-street parking spaces (**Minor Modification Update**).

The developer for the proposed project requests to modify the site plans and elevations that were originally reviewed and approved by the CPC. Staff has reviewed the modifications and in general the changes are a reduction in intensity and thus considered a minor modification that is technically under the purview of an administrative staff level approval. However, staff is presenting the changes to the Commission so that there is awareness and understanding of the changes being made. Below are generally the modifications that are proposed:

Russell Building

- Removed 50 total apartments
- Building reduced from 6 stories to 4 stories, height reduced 20'-8" from 66'-1" to 45'-5"
- Reduced size of community room terrace from 4,300 sf to 900 sf and added 3,400 sf on-grade recreational space in place of the terrace

- Eliminated 16 tandem parking stalls

Gratiot Building

- Added 4 Apartments

Parking Garage

- Removed 2 levels, reducing the building height 20'-0" from 72'-8" to 52'-8"
- Reduced Parking Structure by 67 parking spaces, from 192 parking spaces to 125 parking spaces
- Reduced preserved Busy Bee Warehouse façade to a single story while including all prominent graffiti and graphics
- Added gate arm to secure entry/exit
- Added screened garbage enclosure
- Removed 5 parking spaces, from 46 spaces to 41 spaces to accommodate garbage and gate arm

VI. Committee Reports - None

VII. Staff Report

1. Per Commission's request Ron Brundridge, Director, Department of Public Works is prepared to give a report on the impact of McClellan has a result of the FCA project.
2. Presentation from the Planning and Development Department regarding the Islandview project.

VIII. Communications - None

IX. Public Comment - None

X. Adjournment – Meeting adjourned a 10:18 pm