

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

**City of Detroit**  
**CITY PLANNING COMMISSION**  
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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**  
**February 6, 2020**

**MINUTES**

**I. Opening**

A. Call to Order – The meeting was called to order by Chairperson James at 5:30 pm

B. Roll Call Marcell Todd, Director called the roll. A quorum was present.

**Attendees: James, Andrews, Hood Esparza, Pawlowski and Williams**

**Excused: Ellis, Russell, Jr. and Webb**

C. Amendments to and approval of agenda

**Commissioner Pawlowski motioned to approve the agenda with amendments; seconded by Commissioner Andrews. Motion approved.**

**II. Minutes**

A. Meeting minutes of December 5, 2019 and January 9, 2020

**Commissioner Andrews motioned to approve the minutes of December 5, 2019 and January 9, 2020, with corrections and additions; seconded by Commissioner Pawlowski. Motion approved.**

**III. Public Hearings and Presentations**

A. **PRESENTATION** – The request of Wallick Communities to amend Article XVII, District Map No. 59 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an R3 (Low Density District) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel, commonly identified as 17370 Meyers Road.

George Etheridge, CPC staff, provided an initial overview relative to request of Wallick Communities prior to the scheduled public hearing on March 5, 2020 at 5:15 pm. The amendment to Chapter 50, Zoning, Article XVII, District Map 59 of the Detroit City Code would allow for a R3 (Low Density District) zoning classification, where a R1 (Single-Family District) zoning classification currently exists on one (1) parcel, commonly known as 17370 Meyers.

The parcel will be split for the purposes of pursuing MSHDA Low Income Housing Tax Credits (LIHTC) and an April 1<sup>st</sup> deadline. The entire parcel may be amended to the R3 zoning classification; the southern portion will be the subject of the scheduled public hearing on March 5, 2020. An addendum will be made to this proposal which will be reflected in staff's report.

The subject property is the former Lewis College of Business which was founded in 1928 and was Michigan's first historic Black College. The institution closed in 2013. The buildings were built in 1958 and 1963, respectively and will be rehabilitated for senior housing. The developer intends to establish an eighty (80) unit, independent senior housing community, with twelve (12) studio units and twenty-eight (28), one (1) bedroom units. A four (4) story building will be constructed adjacent to the current buildings, on the corner of Meyers and Santa Maria. The second structure will contain sixty-six (66), one (1) bedroom units and twelve (12), two (2) bedrooms. The proposed household living use is a by-right use under the proposed R3 zoning classification.

Joe Hall, Vice President of Development, Wallick Communities; Kevin Putrow, Presbyterian Village; and Dave Root, Giffin Webster provided an overview relative to proposed development. Mr. Hall provided a brief history of Wallick Communities and details of the proposed development.

Wallick Communities is a privately owned, full service real estate company, founded in 1966, located in a suburb of Columbus, Ohio. The developer has partnered with Presbyterian Village to establish an independent senior citizen campus in the area bounded by Santa Clara, Manor, Santa Maria and Meyers. Presbyterian Village will manage the site. The developer will hold a community engagement meeting, February 18, 2020 at the Northwest Activity Center.

*Commissioner Pawlowski wants the historical site acknowledged.*

The developers intend to place a plaque of historical significance relative to the Lewis College of Business somewhere visible on the site.

*Commissioner Williams expressed interest in the rates of the units.*

The units will be within the 30% to 80% AMI and costs between \$350.00 to \$900.00 based on the number of square feet.

*Commissioner Hood suggested extending the community engagement notification footprint beyond the standard 300 feet; to assist with the assurance to the community that the history of the site will be memorialized, invite available individuals associated with the Lewis Business College.*

*Commissioner Esparza questioned the choice of this project and additional drawings.*

Developer noted the choice was based on MSHDA incentives and criteria; additional drawings will be completed by February 17, 2020.

*Chairman James – More suggestions relative to expansion of community engagement notifications; memoriam suggestions and employing residents in the surrounding area.*

- B. PUBLIC HEARING** – the request of Verus Development, LLC to amend Article XVII, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a PD Planned Development district zoning classification or a B4 (General Business District) zoning classification per the staff of the City Planning Commission where an R1 (Single-family Residential District) zoning classification currently exists on two parcels, commonly identified as 4470 and 4444 Radnor Avenue, generally bounded by Cornwall Avenue on the north, Canyon Street on the east, Mack Avenue on the south, and Radnor Street on the west.

Kimani Jeffrey, CPC staff, provided a summary of report submitted February 6, 2020 relative to request of Verus Development, LLC to amend zoning classification on two parcels, commonly known as 4470 and 4444 Radnor Avenue. The amendment would allow for the establishment of a Chipotle Mexican Grill, commonly known as a “*Restaurant, fast-food, with drive-up or drive-through facilities with the sale and consumption of alcoholic beverages on the premises.*”

A B4 (General Business District) zoning classification would be the best zoning classification for the site; however, specific features of the site would benefit from the PD (Planned Development District) zoning classification. Rationale for the PD zoning classification are: *sale and consumption of alcoholic beverages on the premises; rezoning of a residential parcel; irregular lot size considerations; screening, buffering and signage.*

The subject site is located within the Finney area of Neighborhood Cluster 3 of the Detroit Master Plan o Policies. The Future Land Use map for this area shows “CN” Neighborhood Commercial for the subject property. CPC staff has requested a formal comment in regards to the consistency of the proposal with the Master Plan of Policies from the Planning and Development Department.

### **Staff Recommendation**

CPC staff recommends approval of request to amend Article XVII, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a PD (Planned Development District) zoning classification where an R1 (Single Family Residential District) zoning classification currently exists on land commonly known as 4470 and 4444 Radnor Avenue, with the following conditions:

1. That the developer must mitigate construction related impacts on the neighboring properties;
2. That signage be installed at the Radnor driveway indicating “no right turn” onto Radnor;

3. That the developer work with City Planning Commission staff and the Planning and Development Department to develop a more robust means of screening and buffering the site; and
4. That all final site plans, lighting, landscaping, signage and elevations must be submitted to the City Planning Commission staff for review of consistency with approved plans prior to the developer making application for required permits.

**Commissioner Andrews motioned to waive the provisions for same day action; seconded by Commissioner Hood. Motion approved.**

**Commissioner Hood motioned justification for reduction of the size requirements for a Planned Development (PD) based on CPC staff report and the public hearing; seconded by Commissioner Pawlowski. Motion approved.**

**Commissioner Williams motioned to accept staff recommendation for approval with conditions; seconded by Commissioner Pawlowski. Motion approved.**

**IV. Unfinished Business - None**

**V. New Business - None**

**VI. Committee Reports - None**

**VII. Staff Report - None**

**VIII. Communications**

**Chairperson James – Recommendations to staff and Commissioners regarding the convening of a standing committee to include several City departments to pursue a holistic approach related to planning and zoning; zoning notifications and outreach expansion. Chairperson James to forward requests in writing to staff.**

**IX. Public Comment - None**

**X. Adjournment – Meeting adjourned at 8:09.**