

City of Detroit

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Frederick E. Russell, Jr.
Angy Webb
Henry Williams

Marcell R. Todd, Jr.
Director

Regular Meeting August 6, 2020

Virtual Meeting Via Video Conferencing

MINUTES

I. Opening

- A. Call to Order – The meeting was called to order by Vice-Chairperson Hood at 5:18 pm.
- B. Roll Call - Marcell Todd, Director CPC called the roll. A quorum was present.

Attendees: Andrews, Esparza, Webb, Russell, James, Ellis and Pawlowski

Excused: Hood and Williams

- C. Amendments to and approval of agenda

II. Minutes

- A. Meeting minutes of June 4, 2020.

Minutes of June 4, 2020 to be presented at September Meeting.

III. Public Hearings and Presentations

- A. **PUBLIC HEARING** – to consider the request of Brian Hurtianne, to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-4, *District Map No. 3*, of the Detroit Zoning Ordinance to show an R3 (Low Density Residential District) zoning classification where an R1 (Single Family Residential District) zoning classification is currently shown for the properties commonly known as 1552, 1558, 1564, 1570 Perry Street. The petitioner is proposing to develop a multiple-family dwelling.

Kimani Jeffrey, CPC staff member, provided a presentation relative to the request of Brian Hurtianne and the City Planning Commission to amend *Chapter 50 of the 2019*

Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-4, District Map No. 3 of the Detroit Zoning Ordinance to show a R3 (Low Density Residential District) zoning classification where a R1 (Single Family Residential District) zoning classification currently exists on parcels commonly known as 1552, 1558, 1564, 1570, 1578 and 1520 Perry Street.

The petitioner proposes to develop a 15-unit multiple family dwelling on properties currently known as 1552, 1558, 1564 and 1570 Perry Street; the City Planning Commission is requesting the amendment on properties currently known as 1578 and 1520 Perry Street to maintain the zoning consistency of the subject parcels.

The R1(*Single Family Residential*) zoning classification is designed to facilitate and preserve single family detached dwellings and is allowed on a conditional basis. The R3 (*Low Density Residential District*) zoning classification is designed to promote mix housing types, townhouses, multiple family dwellings and community facilities and is allowed by-right if fewer than 50% of the units are efficiency units. If there are more than 50% efficiency units, a special land use hearing is required.

The subject site is located within the Jeffries Area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use Map of this area shows Low/Medium Density Residential (RLM). The MP Zoning Table classifies the R3 zoning district as consistent with the RLM designation. The approval criteria for Planned Developments (PD) are outlined in *Section 50-3-70, Approval Criteria of the Zoning Ordinance*. A request to provide a Master Plan interpretation has been forwarded to the Planning and Development Department (PDD).

Commissioner Russell: When looking at this rezoning, did you ever consider a SD1 or SD2 zoning classification; would that be applicable in this area?

Kimani Jeffrey, CPC staff: This is still a residential area and the SD1 or SD2 would allow a lot more intensity in regards to height of the building; setbacks to the property line which would not be totally consistent with the current nature of the community. The R3 would allow more density, but not to the level that a special development district would allow for; that would not be consistent with the master plan.

Commissioner Russell: How would form based code fit into rezoning request like this?

Kimani Jeffrey, CPC staff: There was some initial talks about Corktown possibly being a neighborhood where form based code could be applied in the future; the funding to create a form based code for this neighborhood specifically would require a good amount of funding. In the future, typologies will be created that could be applied to a myriad of neighborhoods.

Commissioner Russell: Do we know what the existing density; population is in this area and then with this proposal, what would it be?

Kimani Jeffrey: I don't have the exact number of what the density is in the neighborhood.

Commissioner Esparza: To the developer, curious about the size and the unit configuration that's being proposed; do we have similar examples of something that exists in a city with what they're proposing here?

Brian Hurttienne, Developer: No, because this development would be considered a missing middle type housing project that Detroit has lost so many of and one aspect of this development is to match one parking space with one residential unit so that it is marketable. To me there are very few projects I guess like this even being proposed in the city, mainly because there is no tax abatement for this project and tax incentive; it's too small, but yet it fits in well with the neighborhood. There are no plans for a below grade or basement level.

Commissioner Esparza: How would you rate the condition of those alleys adjacent to the north, into the west?

Brian Hurttienne: They are passable, they are not in good condition, we would have to do some repair to those. I think every development project even a single family new house development in North Corktown is required to have a Public Works Department (DPW) maintenance agreement for the alley.

Commissioner Esparza: I like the unit configuration, very simple, very straightforward.

Commissioner Goss Andrews: The residential homes, how many homes are right there now; are they all occupied and what are the conditions of the homes?

Kimani Jeffrey: There are six to seven homes. I believe they are all occupied and they appear to be in fair to good condition. The subject property is just to the rear of these homes; there is an alley and then there is the subject property of the development.

Brian Hurttienne: There is a vacant lot between the alley and our project that I would anticipate a house or two or three family building being constructed there at some time.

Kimani Jeffrey: The property abutting the alley is owned by a private owner that the developer was unable to locate or find a title.

Chairperson James: What are the plans for traffic mitigation during the construction phase and when do you think the project will be completed?

Brian Hurttienne: This approval is required for the terms of the sale, to purchase land; then we would have authorization to proceed with site plan review and part of zoning appeals. So we probably are still eight to nine months away from a shovel in the ground. We did meet with the Teamsters. We met with them about utilizing their adjacent parking lot for staging of the project to keep it all in within the alleys and streets to not adversely affect the neighborhood. If we start next fall I would anticipate a year construction and probably about two years from now, hopefully, we could start renting by September 1, 2022.

Commissioner Webb: I wanted to know the price point and is Section 8 acceptable; do you use a tool like next door to contact the neighbors to kind of let them know what you're doing; and what are amenities?

Brian Hurttienne: We have no incentive or abatement for this project we are pleased to have rents at 80% AMI, which is below market rate for all of these units. The last time I did a financial pro forma was about a year ago when this was finally accepted by the land bank, and I think we were anticipating \$900 a month rent and that was at 80% AMI; each unit will have their own laundry. We are tree enthusiasts, I would want more trees as possible along the alley, in the front, on the sides, heavy landscaping is always a plus to me so I want to save good trees. Pre-covid, attended the Corktown Neighborhood Association meetings; is very well known in the neighborhood. I don't find that there's any hindrance in terms of communication with the neighborhood.

Public Comment - None

Staff Recommendation

Kimani Jeffrey: staff would like to put forward a recommendation for approval of the proposed rezoning as described in our presentation and in the report; **noting request for same day action.**

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

Commissioner Esparza motioned that the Commission accept the staff report and recommendation for approval of the proposed rezoning; seconded by Commissioner Russell. Motion approved.

- B. PUBLIC HEARING** – to consider the request of PrimeSpace Capital LLC to amend Article XVII, District Map No. 68 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B4 (General Business District) zoning classification where a B3 (Shopping District) zoning classification currently exists on property located at 15401 West Grand River Avenue, generally located at the southeast corner of West Grand River and Greenfield Road. The location of the proposed rezoning is indicated as the highlighted area on the accompanying map.

Chris Gulock, CPC staff member, provided a summary of report dated August 6, 2020 relative to request of PrimeSpace Capital LLC to amend Article XVII, District Map No. 68, Chapter 50, Zoning, to B4 (General Business District) zoning classification where a B3 (Shopping District) zoning classification currently exists on property located at 15401 West Grand River Avenue.

The petitioner, PrimeSpace Capital (PSC), has signed a purchase agreement with the present owner, Herb Strather of Strather and Associates; pending the rezoning, approval of a conditional land use and completion of the sale, the petitioner proposes to redevelop the existing building into a Class A self-storage facility; with two small retail units along West Grand River Avenue near the existing bus stop.

The renovated facility will have 800 to 900 storage units, ranging from 5x5 to 10x30 square feet; loading and unloading would be allowed at the rear of the building, off of Greenfield Road. A small portion of the city-owned parking lot south of the building would be used. The petitioner plans to keep the historical aspects of the building, including restoring the existing façade panels and the front clock. The exterior material colors and signage would reflect the company's logo and branding, Cube Smart Self Storage.

The subject site is located within the Cervený/Grandmont area of Neighborhood Cluster 9 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows MTC Mixed-Town Center for the subject block. CPC staff has requested the Planning and Development Department (P&DD) comment regarding the consistency of this proposal with the City's Master Plan.

Israel Friedman, Representative of Prime Space, LLC: provided a brief background of his company, Prime Space, LLC, which is an investment development firm in New York focusing on redeveloping retail buildings into self-storage facilities nationwide. The company's strategy is to utilize vacant retail space as self-storage facilities, bringing life back to the buildings and the area.

Commissioner Webb: Will staff be hired; and how many? If the zoning process doesn't work, what would be your plans for the building?

Israel Friedman: We hope that we'll be able to obtain the necessary approvals. We have regional managers and two (2) employees in every store; and two (2) to three (3) additional depending on the season of the year. There are certain seasons that are busier with certainty is less busy to probably have two full time employees with one or two more employees, depending on the season.

Commissioner Esparza: Who controls the existing skywalk?

Israel Friedman: It is owned by the city.

Commissioner Esparza: Would this be your first project or investment development in Detroit.

Israel Friedman: Yes, that's correct.

Public Comments

Commissioner Brown: Business owner in the Grand River Corridor and resident in the area; happy to see some type of development with the Mammoth Building. But disappointed with the self-storage proposal; would not want to see a storage facility on such a busy thoroughfare, Grand River in Greenfield. It has always been a shopping district with some type of small retail there. If this doesn't go through; hoping it doesn't; what are the plans for developing the building that will revitalize this district and bring more jobs. Are there any plans for that? I would like to see something, other than a storage place, that's going to create an additional eyesore in the area as it goes down with the maintenance of the property and things like that. Those are things that I don't want to see as a business owner and a resident in District 1.

Mil Patrick: Lived in District 1 for over 35 years; does not mind having a storage unit; just want it to look like the picture in the presentation; wants assurance that there will be continuous maintenance and upkeep; wants to know the hours of the location; would like some national brands to come in. You have people who have very good intentions, but they just don't have the funding or the ability to maintain it and it starts to not have any cohesiveness to it. I think it will be a great thing to have in the community.

Diane Patterson: Longtime resident in the Grandmont Community, I'd like to thank you for interest in this building; been an eyesore for a long time and it's been vacant; welcomes the development; not too concerned about a storage facility; concerned with maintenance, cleanliness and security. Citizens have been promised things in Detroit and unfortunately a lot of times it's the least amount of input monetarily with the most profit for the company and the residents are stuck with the outcome of just someone wanting to make money at the expense of the communities.

Dave Walker, Design Director for Districts 1, 2 and 7, P&DD: We are in support of this project; been working with Mr. Friedman and his company for almost a month and a half; making sure that they uphold all of the design standards and the quality that we expect for the redevelopment of Detroit. This area is in the Strategic Neighborhood Funding Strategy Area within District 1, so we would love to see this project move forward and we will uphold and make sure that all the qualities based on design and aesthetics, plantings and facade all are up to the highest standard.

Crystal Johns: Lives in District 1, also police in the area; concerned with security; finds, especially with storage facilities, that our manpower is being reallocated to assistant private companies with their security because they have not put in place security measures; cannot deal with other issues if policing private property

businesses. Biggest concern is about the security of the business and their plans on how to keep the Police Department from being their sole source of security measures for the business.

Ali Matthews: Lives directly behind the building, next door to the church and behind the parking lot; concerned with security; it is always a big issue and with self-storage, concerned that it will exasperate the current struggle that we already have with illegal dumping. Disappointed that the parking lot is not being included, it would have helped if that had been a combined effort. The parking lots behind are not tended; there is always illegal dumping and a lot of foot traffic coming through cutting through the parking lot to Greenfield. Storage is not first choice for the business there but somethings better than nothing.

Eddie Carrington: Interested in knowing about the retail spaces, the size and have identified any tenants for that space. Detroit is trying our best at creating these walkable neighborhoods.

Mrs. Quincy: Forty-six (46) year resident of this area; lives directly behind the Forman Mills building; concerned about that building, it is in bad shape. Is this going to be renovated or is it going to be demolished and reestablished, also concerned with the security. There is a bus stop that is directly in front of the building; concerned with school children; many people taking the bus downtown use that bus stop; must be concerned with that.

Tyrone Anderson: Would there be any traffic studies or any updates to how traffic flows or is directed within that area to provide for safe access to the facility, that's a major area with a lot of foot traffic.

Commissioner Esparza: Heard the comments from the residents, hoping very much that the representative from the Planning Department will be able to factor all that in and as appropriate, make sure that we involve those individuals and their observations and opinions and concerns into the process because I think a number of the points that were brought forward are extremely valid, extremely important and it should be factored into the equation for this proposal; wants acknowledgement from the gentleman from the Planning Department.

Dave Walker, PDD: When this proposal was initially proposed from the developers in New York, it was just a storage facility. We asked for retail because we want to invigorate the pedestrian realm of Grand River in that area; petitioner decided to provide retail. We told them that the building had historic value; want them to rehab the building and make sure that that character was intact; expressed to them that security has always been an issue in this area, and want to make sure that they have the proper security elements; a camera and lighting to make sure that security is also put in place. Planning and Development Department is going to monitor all those things to make sure that maintenance, security, a pedestrian realm and retail are all factors that make this building great for the future of that Grand River Corridor.

Commissioner Webb: Will this be a green light location?

Dave Walker: This is not a green light location.

Israel Friedman: This building will be managed by Cube Smart, a real multi publicly traded \$28 billion company, they have 12 stores throughout the United States and in order for them to manage our facility there are certain very high standards that have to be met in order for them to manage; those standards include security, lighting; it has to be a Class A facility. Only hours during the day, it's not a 24-hour operation. There is no 24-hour access; building completely secured with automatic doors; no outlets in the actual unit so people cannot live there or attempt to live there. There will be cameras throughout the whole facility and lighting inside and outside. that's all required the cube smart. There are a lot of comparables that can be looked at throughout the United States of their buildings.

Chairperson James: What security measures are there for those citizens living in the area. Is there going to be a parking lot; there are concerns about the deleterious effects that storage facilities can have in an area. They would like to find out some information about the lighting and security around the building; and illegal dumping.

Israel Friedman: There will be security inside and outside of the building; lighting around the building will be 24 hours a day. The build out and the security will cost around four to five million dollars. Currently unable, in most cases to rent out to national tenants, especially in the past couple of months due to the current retail environment. Plans to purchase the parking lot during Phase II.

Commissioner Russell: Are other areas along Grand River zoned B4?

Chris Gulock, CPC staff: I assume most of Grand River is zoned B4.

Commissioner Russell: Why B4?

Chris Gulock, CPC staff: Most of the major commercial thoroughfares in the city are zoned B4, except a proportion of Northwest Detroit, because a higher density and higher intensive commercial use.

Commissioner Russell: The new streetscape further west on Grand River, are there ongoing plans for that area of Greenfield and would this proposed development fit into those proposed plans?

Dave Walker: The streetscape was really something that was negotiated with then Governor Snyder and MDOT to get funding to do that streetscape initiative. At this point, there are no plans to extend the streetscape at this time on; to do that, we would have to negotiate with MDOT find dollars from the state to give to the city to do something like that.

Chairperson James: Is there a plan for a TMSO (Traditional Mainstream Overlay) in this area that CPC can designate?

Chris Gulock, CPC staff: There are several TMSO's scattered throughout the City. The one planned is for further West of Grandmont/Rosedale Area. There are no short term plans to expand into this section of Grand River. The Zone Detroit Project, that CPC staff is working on, is looking at all those issues; how to make the TMSO standards apply to all the commercial corridors.

Commissioner Pawlowski: Is a drive thru component part of the petitioner's proposal and what are the developer's storm water management plans for the site?

Israel Friedman: No vehicles entering the actual building; tenant will be parked outside of the building only to load and unload items for storage; regarding a storm water management plan, we plan on using the existing building; not be making any changes to the existing structure and ground work there.

Chairperson James: Is there a way for us to gather that comment information to reach out to them to make sure that the petitioner did in fact cover them; and see if our petitioner can gather some more community support from local businesses in the area and see if you can present to them what your plan is and get some feedback. I think we need to make sure that we're hearing their concerns.

Chris Gulock, CPC staff: Yes, we can work with the petitioner to try to have more community dialogue and then our report, with recommendations, will respond to a lot of the comments from the public. I'll work with Director Todd to try to share those with the public before the September 10th meeting, if we can get in touch with people who called before the September 10 meeting, to get them a copy of our report and recommendation. There will be a second public hearing and city council.

Marcell Todd, CPC Director: Members of the public can reach us by phone at the general number 313-224 and 313-224-6225. They can also email us at CPC@Detroitmi.gov.

- C. **PRESENTATION** – to consider the request of Emily H. Peterson to amend Article XVII, District Map No. 48 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel, commonly identified as 1920 Atkinson Avenue.

George Etheridge, CPC staff, provide a presentation relative to the request of Emily H. Peterson on behalf of Nepulu, LLC to amend Article XVII, District Map 58, Chapter 50, Zoning, by showing an SD1 (Special Development District – Small Scale, Mixed-Use) zoning classification where an R1 (Single Family Residential District) zoning classification currently exists on one (1) parcel, commonly known as 1920 Atkinson Avenue.

The petitioner proposes to convert the existing building into a mixed use structure with a small neighborhood restaurant on the ground floor and multi-family residential on the upper levels. The building will share the side lot with the Congregation Detroit development, which was rezoned in 2017, as a green outdoor community space.

The subject site is located within the Rosa Parks area of Neighborhood Cluster 6 of the Detroit Master Plan of Polices. The Future Land Use map for this area shows “Low-Medium Residential” for the subject property. The Planning and Development Department (P&DD) submitted a report on November 21, 2016 regarding development in this area indicating the appropriateness of this requested rezoning.

Commissioner Espaza: Is there parking available onsite or nearby?

Amy Peterson, Petitioner: We have required spaces allocated for the Congregation, particularly reserved for accessible parking and we do have plenty of parking on Rosa Parks and Atkinson. There is a development plan for across the street that does include a parking structure and once that is developed we plan on leasing some parking spaces from them.

George Etheridge, CPC staff: A public hearing for this item is scheduled for September 10, 2020; with the petitioner seeking same day action.

IV. Unfinished Business - None

V. New Business - None

VI. Committee Reports - None

VII. Staff Report - None

VIII. Member Report - None

IX. Communications - None

X. Public Comment

Patricia Bosh, Northeast Detroit – District 3: Encouraging to listen to comments of staff and listening to public comments throughout this evening stressing community engagement and outreach. I know it takes place, but I do see it severely lacking in terms of what's going on in northeast Detroit, especially in regards to the Bel Air Shopping Center and the City Airport expansion.

For future agendas, please know that the community is very keenly watching this whole process and we will be demanding that there be community engagement with respect to growth issues because they are interrelated. When we talk about success stories, that I've heard all evening long, with all the wonderful proposals that have come before the Commission, what is always stressed is walkability, increase in population and upgrading

neighborhoods and these two issues City Airport expansion, along with the Crown Development purchase of the Bel Air Shopping Center and wanting to convert that into industrial use are greatly impacting our community and they cannot be taken lightly. So please leave room for us because the need has never been greater. Thank you.

Adjournment – Meeting adjourned at 7:45 pm