

# City of Detroit

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**TO:** City Planning Commission  
**FROM:** Kimani Jeffrey, Staff  
**RE:** Request of Doug Quada to approve site plans and elevations for a Planned Development (PD) zoning classification on District Map No. 4 of Chapter 50, Article XVII of the 2019 Detroit City Code, for the Henry Glover mansion commonly referred to as 229 and 239 Edmund Place, to construct a carriage home with residential space and parking. Additionally to allow for green space on the site. (RECOMMEND APPROVAL)

**DATE:** May 12, 2020

## BACKGROUND

In 2018, the request of Doug Quada was reviewed and approved to allow for the site plans and elevations of the Henry Glover mansion, commonly referred to as 229 Edmund Place. The property hosts a historic Victorian style mansion in the Brush Park Historic District.

The original approval of this request allowed for the structure to be rehabbed and an addition to the building to allow for two new units. In total the new mansion now allows for five market rate rental units. The units have two bedrooms at 1,400 square feet each. The rehab of the building also used materials that were salvaged and repurposed from the original building.

## PROPOSAL & ANALYSIS

The current proposal is to construct a two-story carriage home and provide for green space at 229-239 Edmund Place. The plan is that the carriage home will house six individual parking stalls on the first story. The second story is planned to be an 1800 square foot residential unit.

When the original request for a rehabilitation and addition to the Henry Glover Mansion on this site was received, the petitioner desired to also build the proposed carriage home. At that time, the proposal did not meet the 1.5 floor area ratio and side setback requirements of zoning provisions set forth in the Brush Park Third Modified Development Plan and zoning ordinance.

Since then, the petitioner has acquired additional land from the City to the east, which consists of approximately 36.5 feet of the parcel commonly known as 239 Edmund Place. This additional land makes the proposal for the carriage home consistent with zoning requirements. Given the additional land that is in process to be combined with the parcel that the mansion sits on, the

proposal is in conformance with the F.A.R ratio, setback and all other the applicable zoning requirements, including the Sec. 50-11-15. PD Design Criteria.

### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

**North:** is zoned PD-H; Community park

**East:** is zoned PD-H; Vacant lots; historic mansions

**South:** is zoned PD-H; City Modern development

**West:** is zoned PD-H; vacant lot

### ***Master Plan of Policies***

Regarding the City of Detroit Master Plan of Policies (MP), the subject property is located in the Lower Woodward area of Neighborhood Cluster 4. The future land use designation for the subject parcels indicates Mixed Residential Commercial (MRC) on the subject parcel. This proposal is consistent with this designation.

### **COMMUNITY INPUT**

The Brush Park CDC has submitted a letter of support (see attached) for the proposal after reviewing the plans of the developer. The developer has also informed the remaining neighbors on the subject block of the desired plans and has received support from immediate neighbors.

### **RECOMMENDATION**

Based on the review of this proposal and it's consistency with the Brush Park Modified Development Plan, the Sec.50-11-15 PD Design criteria, and all other zoning ordinance provisions, CPC staff deems this proposal appropriate. Therefore, CPC staff recommends approval with the following two conditions:

1. The developer shall work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise.
2. The 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 making application for applicable permits.



Attachments:

Letter

Plans

Cc: Katy Trudeau, Deputy Director, PDD  
Karen Gage, Director of Zoning Innovation, PDD  
David Bell, Director, BSEED  
Lawrence T. Garcia, Corp. Counsel  
Arthur Jemison, Chief of Infrastructure and Services