

City of Detroit

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TO: City Planning Commission

FROM: Kimani Jeffrey, Staff

RE: Request of Brian Hurttienne, to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-31, *District Map No. 29*, of the Detroit Zoning Ordinance to show a R3 (Low Density Residential District) zoning classification where a R2 (Two-Family Residential District) zoning classification is currently shown for the properties commonly known as 7631 E. Lafayette Street and 1000 and 1008 Townsend Street in order to develop multiple-family dwellings.

DATE: September 8, 2020

PROPOSAL

Before the City Planning Commission (CPC) is the request of Brian Hurttienne, in conjunction with the property owner John Chu, to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-31, *District Map No. 29*, of the Detroit Zoning Ordinance to show an R3 (Low Density Residential District) zoning classification where an R2 (Two-Family Residential District) zoning classification is currently shown for the properties commonly known as 7631 E. Lafayette Street, and, 1000 and 1008 Townsend Street in order to develop multiple-family dwellings on the subject parcels.

The site is located in the Island View neighborhood on E. Lafayette Avenue between Townsend and Baldwin Streets. The development team is proposing to rezone the subject parcels that combined are approximately .39 acre. The East Lafayette Apartments, as it is currently branded, is a two- building development. The project has 12 - studio apartments and 12 - one-bedroom apartments. The development team has submitted a letter describing the anticipated unit mix and approximate rental rates as shown below:

12 Studio Apartments

- 1 unit – at or below 60% Area Media Income (AMI) (current AMI limit of \$825; estimated rent of \$675)
- 2 units – at or below 80% AMI (current AMI limit of \$1100; estimated rent of \$875)
- 9 units – market rate

12 1-Bed Apartments

- 3 units – at or below 80% AMI (current AMI limit of \$1178; estimated rent of \$925- \$1000)
- 9 units – market rate



Drawing by Christian Hurrtenne Architects

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: R2; residential homes

South: PD; Tapestry Dental and Riverview Jefferson Health

East: R2; residential homes and unimproved parcels

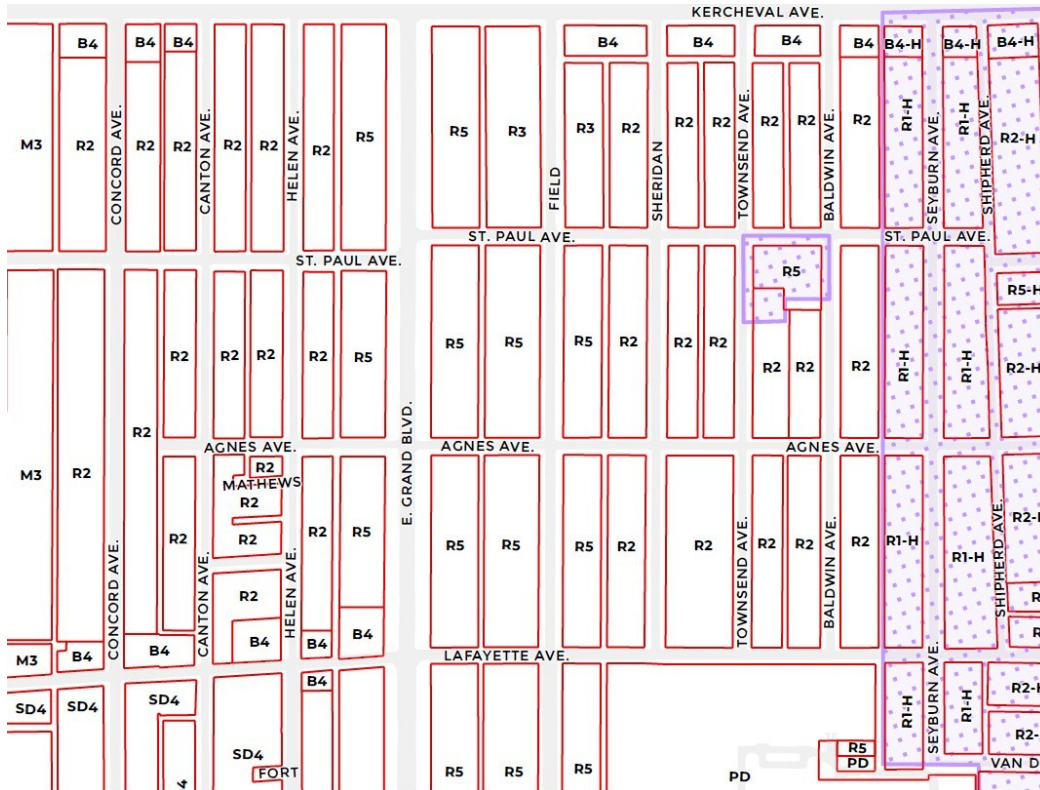
West: R2; Moses Field Center

The parcels are currently zoned as an R2 Two-Family Residential District, designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings and promote a suitable environment for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Limited additional permitted uses are conditional.

The proposed R3 Low Density Residential District is designed as a low-density multifamily district. The regulations are designed to promote and encourage town and terrace house development, courtyard and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district.

The development site is located within a half mile of a high-frequency transit corridor (Jefferson Avenue) which allows for the developer to provide .75 of the minimum required off-street parking spaces.

The area's zoning consists of a mixture of predominantly R2 zoned parcels, but also has a blend of R3, R5 (Medium Density Residential District), and B4 (General Business District) zoned parcels. The zoning map below shows that the B4 parcels are predominantly along Kercheval Avenue and on E. Lafayette west of E. Grand Boulevard. The R5 parcels (which are designed to provide for a range of single-family to medium-density multiple-family dwellings) are located along E. Grand Boulevard and E. Lafayette, while a couple of R3 zoned blocks are located on Field Street. This shows that the subject neighborhood area is currently zoned for a mix of housing types as well as business activity along the secondary thoroughfares, which are shorter, narrower streets (in comparison to major thoroughfares) designed to move traffic safely and expeditiously through residential areas.



Zoning map 29

Master Plan Consistency

The subject site is located within the Butzel area of Neighborhood Cluster 3 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows *Low/Medium - Density Residential (RLM)*. According to the MP, these areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two- or four-family homes with small yards, on-street parking, or garages with alley access.

The Master Plan-Zoning Table which identifies the correlation between MP designations and zoning districts, classifies the R3 zoning district as consistent with the RLM designation. The Planning and Development Department (PDD) has been requested to provide a Master Plan interpretation.

COMMUNITY OUTREACH

The developer has reached out to various community stakeholders regarding this proposal including St. Charles Church, Church of Messiah Housing- Pastor Barry, the Villages CDC, West Village Association, the Riverview Neighborhood Association, Genesis Hope and others.

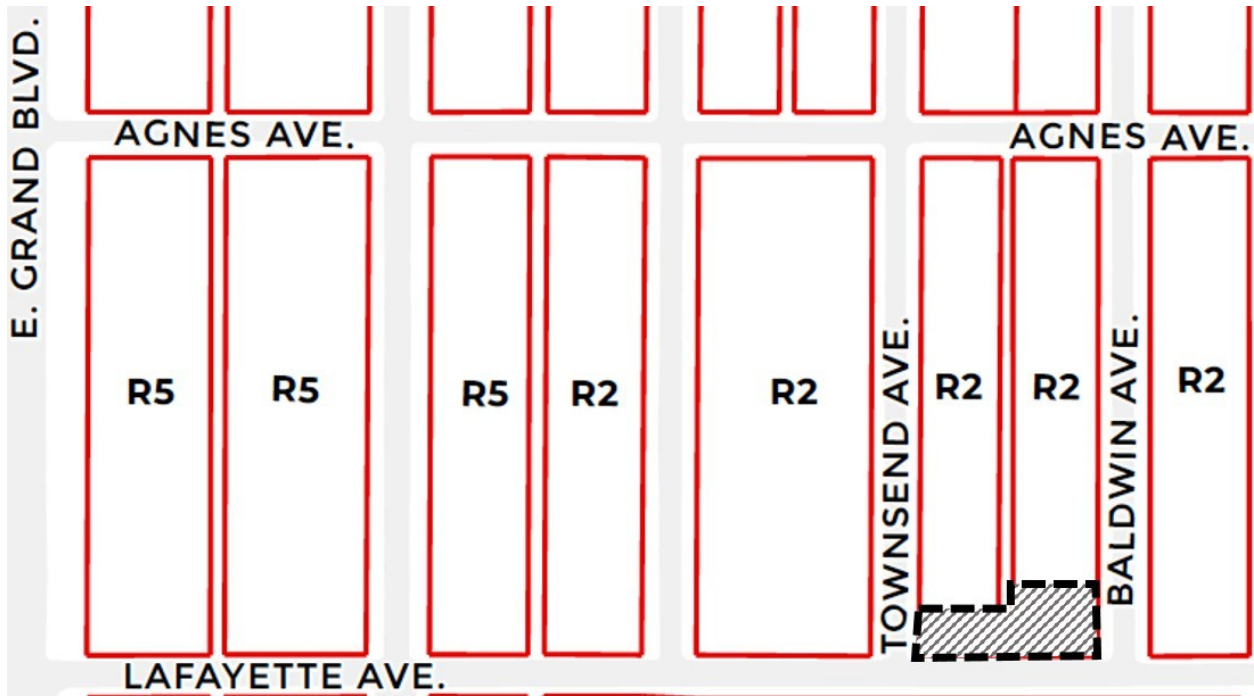
The developer also presented the project at a community meeting convened by a neighbor on August 14, 2020. This meeting resulted from flyers that the developer passed out in the neighborhood to inform residents about the project.

Additionally, the City's Housing and Revitalization Department (HRD) held a community meeting on June 25, 2020, that provided an overview of this and other projects in the area. As a result of this effort, HRD and the Detroit Economic Growth Corporation submitted 54 letters of general support (attached) for this and other Island View Greater Villages (IVGV) projects.

Lastly, one letter of opposition was submitted to CPC staff (attached) by a nearby resident of the site. The letter is opposing the density, building typology and design, proposed parking count and other aspects of the project. CPC staff has communicated with this neighbor to keep them informed and to express their sentiments to the Commission.

Attachment:
Plans

Cc: Esther Yang, P&DD
Greg Moots, P&DD
Karen Gage, P&DD
Katy Trudeau, Deputy Director, P&DD
Lawrence Garcia, Corp. Counsel
Arthur Jemison, Mayors Group Executive for Housing Planning and Development



Proposed R2 to R3 Rezoning Site