

City of Detroit

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TO: City Planning Commission

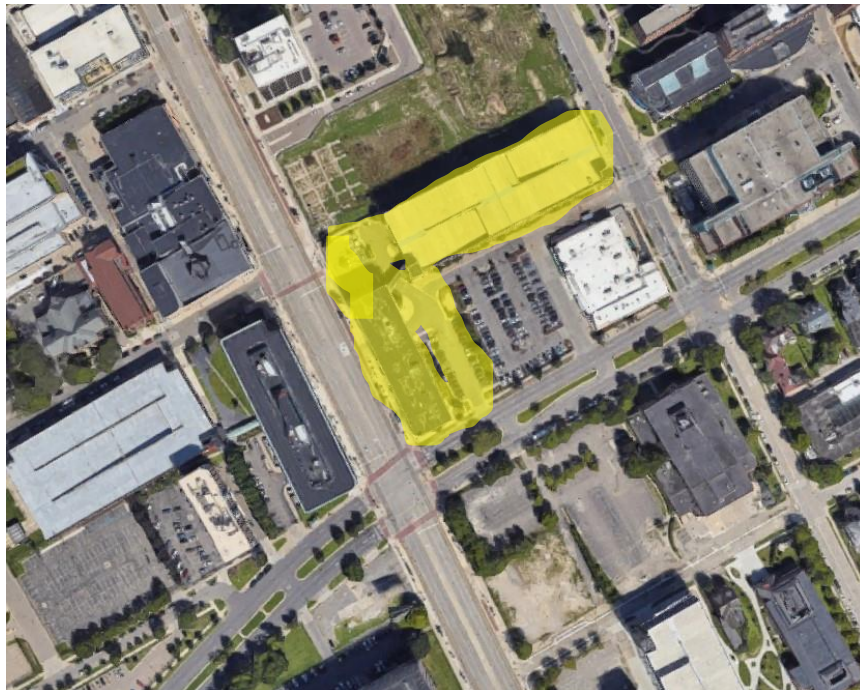
FROM: Jamie Murphy, Staff

RE: **Minor Modification of an existing PD (Planned Development) District in the Medical Center No. 1 project area at 3600 Woodward Ave. and developed as the Ellington Loft Apts. (RECOMMEND APPROVAL)**

DATE: June 27, 2023

Nature of Request

The staff of the City Planning Commission (CPC) has received a request through the Building Safety Engineering and Environmental Department (BSEED) to establish a yoga Studio, Pure Barre, within an existing structure on PD (Planned Development) zoned land at the 3600 Woodward Ave. at the intersection of Mack Ave. The yoga studio seeks to occupy one of the ground floor retail tenant spaces of the Ellington Loft Apartments, fronting Woodward Ave. Please see the attached PDF of plan for this proposal.



Ellington Loft Apartments PD district at the northeast corner of Woodward Ave. and Mack Ave.

Background

In the Spring of 2001 the CPC and the City Council did receive and subsequently approve on September 26, 2001 a request to modify an existing PD zoned urban renewal site for a mixed-use residential/commercial development. The then proposed development included a five-story commercial/loft building containing 45 loft style condominiums and approximately 20,145 square feet of street-level retail, and an 810 space parking garage that would serve the WSU School of Pharmacy and other surrounding development.

Review and Recommendation

When approved the project spoke to commercial retail uses occupying the ground floor and a possible financial institution. The project was consistent with the Master plan of Policies and predicated upon the urban renewal plan for the Medical Center #1 project area. The proposed yoga studio is commercial recreation. While this use type may not have been specifically anticipated when this project was seeking approval, staff does not believe it was precluded either. The project includes a fitness center as an amenity for the residents. The scale of the proposed yoga studio fits within the existing tenant space, will not alter the storefront façade nor exceed available parking capacity. To this end staff finds the proposed studio to be consistent with the original approval and the character of the PD district. However, given that lack of clarity in the approval staff recommends the granting of a minor modification to the PD to ensure the proper procedural authorization of the proposed use.